



**AGENDA**  
**BOARD OF DIRECTORS MEETING - GOLDEN RAIN FOUNDATION**  
**CLUBHOUSE FOUR**  
**February 24, 2015 – 10:00 A.M.**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance – Councilwoman Sandra Massa-Lavitt
4. Announcements
5. President's Comments
6. Shareholder/Member Comments

**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.

7. **CONSENT CALENDAR – APPROVAL OF BOARD COMMITTEE MEETING MINUTES**
  - a. Minutes of the Library Committee Board Meeting of January 7, 2015 (Corporate Secretary Wood – pg. 111)
  - b. Minutes of the Communications Committee Board Meeting of January 8, 2015
  - c. Minutes of the Physical Property Committee Board Meeting of January 9, 2015
  - d. Minutes of the Recreation Committee Board Meeting of January 12, 2015
  - e. Minutes of the Executive Committee Board Meeting of January 13, 2015
  - f. Minutes of the Special Finance Committee Board Meeting of January 14, 2015
  - g. Minutes of the Security, Bus & Traffic Cmte. Board Meeting of January 14, 2015
  - h. Minutes of the Finance Committee Board Meeting of January 20, 2015
8. **APPROVAL OF BOARD MEETING MINUTES**
  - a. Minutes Regular Meeting of January 27, 2014 (Corporate Secretary Wood – pg. 113)
9. **ACCEPT FINANCIAL STATEMENTS FOR AUDIT**
  - a. January Financial Statements – Treasurer Stone

10. **BUSINESS**

- a. Directors' Requested Agenda Item (Messrs. Craig and Krieger)
  - i. Discussion: Community Image, Shareholder Globe Poll (pg. 1)
- b. Communications Committee
  - i. Approve Additional Capital Funding for News Department Hardware Refresh (Mr. Bolton - pg. 3)
- c. Executive Committee
  - i. Amend Policy 5165-33, Mutual Administration Committee (Ms. Rapp – pg. 13)
  - ii. Approve Inspector of Elections (Mrs. Damoci- pg. 17)
  - iii. Approve GRF Election Materials (Mrs. Damoci - pg. 21)
  - iv. Approve 2015/2016 Employee Healthcare Benefits (Ms. Stone - pg. 35)
- d. Finance Committee
  - i. Prioritization of 2015 Approved Capital Purchases and Projects (Ms. Snowden– pg. 43)
  - ii. Approve 2014 Financial Statements (Ms. Stone – pg. 49)
- e. ITS Committee  
(No Action Items)
- f. Library Committee  
(No Action Items)
- g. Physical Property Committee
  - i. Approve Contract to Paint the Amphitheater Stage and Vestibule (Mr. Moore– pg. 57)
  - ii. Approve Contract to Refinish the Amphitheater Stage Floor (Mrs. Damoci – pg. 61)
  - iii. Approve Globe Repairs and Conservation (Mr. Lukoff - pg. 65)
- h. Recreation Committee
  - i. Approve Replacement of Amphitheater Rigging Service (Mrs. Damoci - pg. 83)
  - ii. Conceptual Approval – Swimming Pool Renovation (Ms. Rapp – pg. 91)
- i. Security, Bus and Traffic Committee
  - i. Amend Policy 5535-37, Pedestrian Gate Security (Mr. McGuigan – pg. 97)

11. **STAFF REPORTS**

- a. Controller's Report – Ms. Miller (pg. 101 )
- b. Executive Director's Report – Mr. Ankeny

12. BOARD MEMBER COMMENTS

13. ADJOURNMENT - President Winkler

**\*\*Agenda is Subject to Change\*\***

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16 February 2015

Ms. Ronde Winkler, President  
GRF Board of Directors  
Seal Beach, CA 90740

Subject: Agenda Item

Dear Ronde,

We ask you to add to the next (February 24) GRF Board meeting Agenda the following item: "Community Image, Shareholder Globe Poll".

The front entry of our community is very important. Besides welcoming our shareholders, it also can attract future buyers. Those who already live here may have strong emotional ties either to the globe or against the globe—and many may not even care. The same could be said about the name of the community.

Community image is an emotional issue and a financial one. It's time for our shareholders who do care to weigh-in on what they want for this community and also what they are willing to pay for.

To ask 18 Board members to make any decision without input from our shareholders may be perceived as yielding to personal emotions or bias. Knowing shareholder sentiment should help to make a sound decision, with shareholder approval.

Please add this requested item to the February 24 Agenda.

Respectfully,

*Denis Craig  
Louis Krigger*

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**BOARD ACTION REQUEST**

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**TO:** BOARD OF DIRECTORS  
**FROM:** COMMUNICATIONS COMMITTEE  
**SUBJECT:** CAPITAL PURCHASE – COMPUTERS AND MONITORS  
**DATE:** FEBRUARY 13, 2015  
**CC:** FILE

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At the regular scheduled meeting of the Communications Committee on February 12, 2015, the Committee reviewed and unanimously approved to recommend to the Board approval to expedite a purchase from 2015 capital funds for computers and monitors as noted within Exhibit A. This request was forwarded to the Finance Committee who at their February 17, 2015, meeting supported that capital funds are available.

The requested items are noted on the approved 2015 Capital Plan and were prioritized as follows:

Priority	Dept.	Item	Budget	Actual	Variance
1		Backup Server -			
	News	Macintosh	\$9,663.00	\$11,717.08	\$2,054.08
	News	Dell Workstation Monitors	\$1,416.00	\$1,381.28	-\$34.72
		Total	\$11,079.00	\$13,098.36	\$2,019.36

As noted above, additional capital funds in the amount of \$2,019.39 are required and approved at the February 17, 2015 meeting of the Finance Committee. The increase is due to the time elapsed, and equipment that will meet not only the current needs of the News but future needs.

I move to approve additional capital funding in the amount of \$2,019.38 and authorize the Executive Director to purchase the equipment from capital funds as noted in Exhibit A in an amount not to exceed \$13,098.36.

# RESOLUTION/MOTION ACTION RECORD

022415b.i.

Resolution Type: **Approve capital purchase**

Pertaining to: **NEWS hardware refresh**

Duly adopted at a meeting of the Board of Directors held: **02/24/15**

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

<b>VOTE:</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
President Winkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice President Damoci	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Treasurer Linda Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secretary Mary Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Larry Blake	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Mario Michaelides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director John DeMarco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Paula Snowden	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Joy Reed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Phil Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Kathleen Rapp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Steven McGuigan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Lou Krieger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Denis Craig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Barry Lukoff	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Ron Kravitz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Tim Bolton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Perry Moore	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST: \_\_\_\_\_ ( Secretary) \_\_\_\_\_ (Date)

## Exhibit A

The Golden Rain News relies on eight iMac computers to publish the weekly newspaper, the Leisure World telephone book and the annual Navigator magazine, which are collectively projected to produce an annualized \$1.05 million in income in 2014 alone. We are completely dependent on our small iMac computers, the majority of which are several years old and were designed to support a far less technologically demanding publishing environment than we face today.

Almost nothing was budgeted for professional-level hardware, software and training until 2013, and even that relatively modest amount was deeply drawn upon in July 2014 to replace a single editorial iMac that had been failing for more than a year. Had we not replaced that single machine at the very last minute, our editorial output would have been cut by more than 30%. The disparity in our iMacs' power and reliability is now so severe that digital files cannot be reliably shared; instead, we are forced to rely on paper printouts, telephones and shouting from the top of the stairs to make the final adjustments to each week's newspaper in an increasingly difficult effort to avoid sending publications to print houses past deadline. Missed deadlines mean substantially increased costs for printing, delivery and distribution, as well as significant delays in getting Golden Rain publications to our Shareholders and advertisers.

The News is now at a critical point in its service to the GRF, and at a time when we are eagerly planning for a major expansion into providing nearly 24/7 publishing of news content and digital images to the Leisure World web site, as well as spearheading an ambitious digital marketing operation while still maintaining our high editorial, advertising and production standards, almost none of our iMacs are capable of running even the most basic operating systems and production software required to consistently execute any of the initiatives to which we are committed in 2014 and beyond.

These new iMacs are the professional tools that will allow The News to serve GRF's considerable communications needs with greater efficiency and accuracy, reduced risk of production failures and the high-level creativity and technological skills necessary to succeed in an exponentially more competitive marketplace than ever before.

The purchase will include 4 Mac machines, 4 monitors, 2 storage drives, and server software. The media manager and section editors will receive the new machines. Two machines purchased in 2013 will be displaced by this purchase and reallocated to advertising staff, effectively replacing all machines older than 8 years. Storage drives and server software will address workstation and file backup needs in the News Department. Quotes were received from Apple, \$11,717.08, and Dell, \$1,381.28, for a total of \$13,098.36.

The 2015 News Department Capital Acquisition Budget has available funds set aside in the amount of \$11,079 for the purchase of hardware and software.

Action by the Committee to recommend the Board consider the purchase of new machines, monitors, storage drives and server software for the GRF News Department, for the amount of \$13,098.36.

**Quote:**

167106373 2201950586

**Date:**

Friday, February 6, 2015

**Valid until:**

Saturday, February 29, 2015

**Prepared for:**

ACCOUNTS PAYABLE  
Golden Rain Foundation  
PO BOX 3519  
SEAL BEACH, California 90740-7519  
562-4316586x340  
stevep@hrs.com  
Customer ID: 132507504

**Ship to:**

Golden Rain Foundation  
13531 SAINT ANDREWS DR  
SEAL BEACH, California 90740-4701  
562-4316586x340

**Prepared by:**

David Ewing  
Apple Business  
1-949-629-9720  
fastionislandbusiness@apple.com

Product / Description	Qty	Price	Total
<b>MAC MINI/2.8GHZ/8GB/1TB FUSION-USA</b> A1GE22LL/A  <b>Configuration:</b> 2.8GHz Intel Dual-Core Core i5 8GB 1600MHz LPDDR3 SDRAM - 2x4GB 1TB Fusion Drive Intel Iris Graphics User's Guide (English)	2	\$939.00	\$1,878.00
<b>APP FOR MAC MINI</b> S2970LL/A	2	\$89.00	\$178.00
<b>IMAC 27"/QC/</b> Z0PG	2	\$3,101.00	\$6,202.00
<b>Configuration:</b> 3.5GHz Quad-core Intel Core i7, Turbo Boost up to 3.9GHz NVIDIA GeForce GTX 780M 4GB GDDR5 32GB 1600MHz DDR3 SDRAM - 4x8GB 3TB Fusion Drive Magic Mouse Apple Wireless Keyboard (English) / User's Guide (English)			
<b>APP FOR IMAC</b> S3134LL/A	2	\$152.00	\$304.00
<b>APPLE USB SUPERDRIVE-ZML</b> MD564ZM/A	2	\$71.00	\$142.00
<b>MBP 15.4/2.2GHZ/16GB/256GB FLASH-USA</b> MQXA2LL/A	1	\$1,879.00	\$1,879.00
<b>Configuration:</b> 2.2GHz Quad-core Intel Core i7, Turbo Boost up to 3.4GHz 16GB 1600MHz DDR3L SDRAM 256GB PCIe-based Flash Storage Intel Iris Pro Graphics Backlit Keyboard (English) / User's Guide (English)			
<b>APP FOR MACBOOK PRO</b> S31D7LL/A	1	\$314.00	\$314.00

Subtotal

\$17,527.00



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Estimated Tax	\$808.08
Eco Fee	\$12.90
<b>Estimated Total (USD)</b>	<b>\$11,717.08</b>

#### Terms and Conditions

This is a quote invoice, not a receipt of purchase. The applicable sales tax and any additional surcharges (such as recycling fees) are subject to verification and will be reflected on your final invoice.

Product availability and pricing are subject to change without notification. The configurations and pricing noted in this quote are generally valid for up to 30 days, and are specifically intended for purchase by the entity indicated above. Quotes that reflect promotional or special sales event discounts are valid only for the duration of the promotion or special sales event.

Consideration for business pricing is made based on the type of product, the quantity and the availability of the products ordered. For further information regarding this proposal, please contact your Apple Business Team. Our full sales and refund terms and conditions can be found at <http://www.apple.com/legal/sales-support/>.

Apple Business | [www.apple.com/business](http://www.apple.com/business) | 1-800-MY-APPLE



# Quote 1018871337995.1

## GOLDEN RAIN FOUNDATION

### Salesperson

Salesperson Name  
Constance Roberson

Salesperson Email  
Constance\_Roberson@DELL.com

Salesperson Phone  
18009993355

Salesperson Extension  
5133863

### Quote Details

Quote Date  
02/09/2015

Quote Validity  
03/11/2015

Solution ID  
-

### Billing Details

Company Name  
GOLDEN RAIN FOUNDATION

Customer Number  
5321354

Phone Number  
1(562) 431-6586

Address  
PO BOX 2069  
SEAL BEACH  
US

## Price Summary

Description	Quantity	Unit Price	Subtotal Price
Dell UltraSharp 24 Monitor - U2414H with 3 Year Warranty	4	\$305.99	\$1,223.97
Subtotal			\$1,223.97
Tax			\$102.32
Shipping and Handling			\$54.99
Environmental Fee			\$0.00
Total			\$1,381.28

Note: All tax quoted above is an estimate; final taxes will be listed on the invoice.

Dear Customer,

Your quote is detailed below; please review the quote for product and information accuracy. If you find errors or desire changes, please contact me as soon as possible.

Regards,  
Constance Roberson

## Product Details

### Shipping Details

Shipping Contact: STEVE PEREZ  
Shipping Phone No: 1(512) 513-2308  
Shipping via: Standard Ground  
Shipping Address: 13531 SAINT ANDREWS DR  
SEAL BEACH  
CA 90740-4700  
US

### Product Price Details

Subtotal	\$1,223.97
Tax	\$102.32
Shipping and Handling	\$54.99
Environmental Fee	\$0.00
Total	\$1,381.28

Description	Quantity	Unit Price	Subtotal Price
Dell UltraSharp 24 Monitor - U2414H with 3 Year Warranty	4	\$305.99	\$1,223.97

Estimated Delivery Date: 02/18/2015

U2414H3	Dell UltraSharp 24 Monitor - U2414H with 3 Year Warranty	4	-	-
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## Important Notes

### Terms of Sale

This quote is valid for 30 days unless otherwise stated. Unless you have a separate written agreement with Dell that specifically applies to this order, your order will be subject to and governed by the following agreements, each of which are incorporated herein by reference and available in hardcopy from Dell at your request:

If this purchase is for your internal use only: Dell's Commercial Terms of Sale (<http://www.dell.com/CTS>), which incorporate Dell's U.S. Return Policy ([www.dell.com/returnpolicy](http://www.dell.com/returnpolicy)) and Warranty ([www.dell.com/warrantyterms](http://www.dell.com/warrantyterms)).

If this purchase is intended for resale: Dell's Reseller Terms of Sale ([www.dell.com/resellerterms](http://www.dell.com/resellerterms)).

If this purchase includes services: in addition to the foregoing applicable terms, Dell's service contracts and related service terms ([www.dell.com/servicecontracts/global](http://www.dell.com/servicecontracts/global)).

If this purchase includes software: in addition to the foregoing applicable terms, your use of the software is subject to the license terms accompanying the software, and in the absence of such terms, then use of the Dell-branded application software is subject to the Dell End User License Agreement - A Version ([www.dell.com/AEULA](http://www.dell.com/AEULA)) and use of the Dell-branded system software is subject to the Dell End User License Agreement - S Version ([www.dell.com/SEULA](http://www.dell.com/SEULA)).

You acknowledge having read and agree to be bound by the foregoing applicable terms in their entirety. Any terms and conditions set forth in your purchase order or any other correspondence that are in addition to, inconsistent or in conflict with, the foregoing applicable online terms will be of no force or effect unless specifically agreed to in a writing signed by Dell that expressly references such terms.

### Pricing, Taxes, and Additional Information

All product, pricing, and other information is valid for U.S. customers and U.S. addresses only, and is based on the latest information available and may be subject to change. Dell reserves the right to cancel quotes and orders arising from pricing or other errors. Sales tax on products shipped is based on your "Ship To" address, and for software downloads is based on your "Bill To" address. Please indicate any tax-exempt status on your PO, and fax your exemption certificate, including your Customer Number, to the Dell Tax Department at 800-433-9023. Please ensure that your tax-exemption certificate reflects the correct Dell entity name: **Dell Marketing L.P.** Note: All tax quoted above is an estimate; final taxes will be listed on the invoice. If you have any questions regarding tax please send an e-mail to [Tax\\_Department@dell.com](mailto:Tax_Department@dell.com).

For certain products shipped to end-users in California, a State Environmental Fee will be applied to your invoice. Dell encourages customers to dispose of electronic equipment properly.

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**BOARD ACTION REQUEST**

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**TO:** BOARD OF DIRECTORS  
**FROM:** EXECUTIVE COMMITTEE  
**SUBJECT:** POLICY 5165-33, MUTUAL ADMINISTRATION COMMITTEE  
**DATE:** FEBRUARY 10, 2015  
**CC:** FILE

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Policy 5165-33, Mutual Administration Committee, sets forth the organization and responsibilities of the Mutual Administration Committee. The following amendments were recommended:

- Add "Social Services" to the areas of policy and operational procedure to be reviewed by the Mutual Administration Committee,
- Move "Management Agreements" before "Trust Agreement" in the Duties and Responsibilities section of Policy 5165-33, and
- Refer recommendations for fees to the Finance Committee.

I move to recommend the Board amend Policy 5165-33, Mutual Administration Committee.

/dfb

## RESOLUTION/MOTION ACTION RECORD

022415c.i

Resolution Type: **Amend Policy**Pertaining to: **Policy 5165-33, Mutual Administration Committee**Duly adopted at a meeting of the Board of Directors held: **02/24/15**

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

<b>VOTE:</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
President Winkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice President Damoci	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Treasurer Linda Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secretary Mary Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Larry Blake	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Mario Michaelides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director John DeMarco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Paula Snowden	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Joy Reed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Phil Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Kathleen Rapp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Steven McGuigan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Lou Krieger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Denis Craig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Barry Lukoff	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Ron Kravitz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Tim Bolton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Perry Moore	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST: \_\_\_\_\_ ( Secretary) \_\_\_\_\_ (Date)



**COMMITTEE FUNCTIONS**

**DRAFT**

**Mutual Administration Committee**

Pursuant to state statute and Article VIII of the Bylaws, the Golden Rain Foundation (GRF) Board of Directors (BOD) hereby appoints the Mutual Administration Committee and grants to the Committee authority specifically stated within the GRF governing documents or other authority as specifically granted by the BOD or as stated within this policy.

**Purpose**

The general purpose of the Mutual Administration Committee is the review and recommendation of policies/general guidelines governing compliance with the management agreements of the sixteen (16) Mutuals comprising Leisure World Seal Beach in the operations of the Mutual Administration, Social Services and Stock Transfer departments.

**Advisory Role**

Committees function in an advisory or consultative capacity, unless specifically approved by a majority vote of the BOD.

**Committee Members**

In accordance with article VII of the Bylaws, committee chair and members shall be appointed by the president and approved by action of the BOD in accordance with policy 5020-30. Due to the difference between Mutual Seventeen (17) and all other fifteen (15) Mutuals, the Director from Mutual 17 will always serve on this committee.

The Committee will hear monthly reports from the following departments:

- Mutual Administration
- Service Maintenance
- Security

**Duties and Responsibilities**

The duties and responsibilities of the Mutual Administration committee shall include, but are not limited to:

- Those duties, responsibilities and procedures as generally defined in:
  - Applicable State Statute

(Feb 2015)

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COMMITTEE FUNCTIONS

DRAFT

Mutual Administration Committee

- Trust Agreement
- Management Agreements
- Those duties and responsibilities specifically stated in the governing documents or otherwise granted or requested by the BOD.

The Committee shall develop and submit for BOD approval:

- Recommendations for policies and operational procedures covering:
  - Mutual Administration Department
  - Social Services
  - Stock Transfer Department
- The Committee shall review and update the policies and guidelines annually with any changes submitted for BOD approval.
- Review any fees associated with the departments as noted above including but not limited to:
  - Transfer Fees
  - Members Certificate and Processing Fees
  - Initiation Fee
  - Pass Fees
  - Copy Fees
- Recommendations to be forwarded to the Finance Committee.

This committee does not have the authority to enter into written contracts or oral agreements with any third parties on behalf of the GRF or the BOD. Authority to authorize contracts rests solely with the GRF BOD.

Policy

Adopted: 23 Sept 2014  
Amended:

GOLDEN RAIN FOUNDATION  
Seal Beach, California

(Feb 2015)

Page 2 of 2

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BOARD ACTION REQUEST

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TO: BOARD OF DIRECTORS  
FROM: EXECUTIVE COMMITTEE  
SUBJECT: INSPECTOR OF ELECTIONS  
DATE: FEBRUARY 13, 2015  
CC: FILE

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At the regular scheduled meeting of the Executive Committee on February 10, 2015, the Committee reviewed and unanimously approved in accordance with Civil Code §5110 (Exhibit A) to recommend to the Board the appointment of Accurate Voting Services as the 2015 Inspector of Elections.

I move to approve Accurate Voting Services as the 2015 Inspector of Elections and perform such duties as required by Civil Code §5110.

## RESOLUTION/MOTION ACTION RECORD

022415c.ii.

Resolution Type: **Approve contract**Pertaining to: **Inspector of Elections**Duly adopted at a meeting of the Board of Directors held: **02/24/15**

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

<b>VOTE:</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
President Winkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice President Damoci	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Treasurer Linda Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secretary Mary Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Larry Blake	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Mario Michaelides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director John DeMarco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Paula Snowden	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Joy Reed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Phil Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Kathleen Rapp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Steven McGuigan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Lou Krieger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Denis Craig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Barry Lukoff	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Ron Kravitz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Tim Bolton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Perry Moore	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST: \_\_\_\_\_ ( Secretary) \_\_\_\_\_ (Date)

# Exhibit A

## DAVIS-STIRLING ACT

### Civil Code §5110. Inspector of Elections.

- (a) The association shall select an independent third party or parties as an inspector of elections. The number of inspectors of elections shall be one or three.
- (b) For the purposes of this section, an independent third party includes, but is not limited to, a volunteer poll worker with the county registrar of voters, a licensee of the California Board of Accountancy, or a notary public. An independent third party may be a member, but may not be a director or a candidate for director or be related to a director or to a candidate for director. An independent third party may not be a person, business entity, or subdivision of a business entity who is currently employed or under contract to the association for any compensable services unless expressly authorized by rules of the association adopted pursuant to paragraph (5) of subdivision (a) of **Section 5105**.
- (c) The inspector or inspectors of elections shall do all of the following:
- (1) Determine the number of memberships entitled to vote and the voting power of each.
  - (2) Determine the authenticity, validity, and effect of proxies, if any.
  - (3) Receive ballots.
  - (4) Hear and determine all challenges and questions in any way arising out of or in connection with the right to vote.
  - (5) Count and tabulate all votes.
  - (6) Determine when the polls shall close, consistent with the governing documents.
  - (7) Determine the tabulated results of the election.
  - (8) Perform any acts as may be proper to conduct the election with fairness to all members in accordance with this article, the Corporations Code, and all applicable rules of the association regarding the conduct of the election that are not in conflict with this article.
- (d) An inspector of elections shall perform all duties impartially, in good faith, to the best of the inspector of election's ability, and as expeditiously as is practical. If there are three inspectors of elections, the decision or act of a majority shall be effective in all respects as the decision or act of all. Any report made by the inspector or inspectors of elections is prima facie evidence of the facts stated in the report.

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BOARD ACTION REQUEST

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**TO:** BOARD OF DIRECTORS  
**FROM:** EXECUTIVE COMMITTEE  
**SUBJECT:** 2015 ELECTION DOCUMENTS  
**DATE:** FEBRUARY 13, 2015  
**CC:** FILE

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At the regular scheduled meeting of the Executive Committee on February 10, 2015, the Committee reviewed and unanimously approved in accordance with Civil Code §5105 (Exhibit A) to recommend to the Board approval of the 2015 elections documents (Exhibit B).

I move to approve the 2015 election documents as represented by Exhibit B in accordance Civil Code §5105.



# RESOLUTION/MOTION ACTION RECORD

022415c.iii.

Resolution Type: **Approve documents**

Pertaining to: **Election materials**

Duly adopted at a meeting of the Board of Directors held: **02/24/15**

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

<b>VOTE:</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
President Winkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice President Damoci	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Treasurer Linda Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secretary Mary Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Larry Blake	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Mario Michaelides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director John DeMarco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Paula Snowden	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Joy Reed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Phil Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Kathleen Rapp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Steven McGuigan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Lou Krieger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Denis Craig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Barry Lukoff	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Ron Kravitz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Tim Bolton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Perry Moore	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST: \_\_\_\_\_ ( Secretary) \_\_\_\_\_ (Date)

# Exhibit A

## DAVIS-STIRLING ACT

### Civil Code §5105. Election Rules Required

Requirement. Beginning July 1, 2006, all associations are required to adopt election rules that comply with Civil Code §5105. Failure to do so, may result in legal challenges that could void election results. Per statute, associations must adopt their own election rules that integrates applicable language from their own CC&Rs and bylaws and also includes the following:

- Nomination procedures,
- Candidate qualifications,
- A method of selecting independent third parties as inspectors of election,
- Rules regarding access to association media during campaigns,
- Rules regarding access to common area meeting space during campaigns,
- Secret balloting procedures, and
- A ballot form.

# OFFICIAL NON-REVOCABLE SECRET BALLOT

## GOLDEN RAIN FOUNDATION BOARD OF DIRECTORS ELECTION FOR TWO REPRESENTATIVES/DIRECTORS FROM MUTUAL NO. ONE

### Instructions for Voting:

Every two years, the Golden Rain Foundation conducts an election to elect TWO directors from your Mutual to represent Mutual No. One on the Golden Rain Foundation Board of Directors. The election is being conducted by Accurate Voting Services, Inc., and is conducted by mail to ensure the integrity of the process and to provide each member in good standing the opportunity to vote. The candidates listed below have been recommended by your Mutual, your Mutual's Nominating Committee, or have applied through a self-nomination process.

California law requires that all directors be elected via secret ballot. You have one vote for each vacancy on the Board. There are two (2) vacancies.

**Voting:** You are electing two directors to sit on the Golden Rain Foundation Board of Directors representing Mutual No. One. You have two (2) votes. For a ballot to be valid, you may cast only one vote for a candidate. Please cast **one vote each for two candidates** to be elected by printing an "X" or a "✓" or any other affirmative symbol in the box located to the left of the name. The candidates receiving the highest number of votes shall be deemed to have been elected.

<b>Mark Two Boxes Only</b>	<b>Mr. X (incumbent)</b>
	<b>Ms. Y</b>
	<b>Mr. Z</b>

ONCE CAST, THIS SECRET BALLOT CANNOT BE REVOKED; IT IS IRREVOCABLE.

Please return your ballot according to the enclosed instructions. Please ensure that your name is on the outside of the return envelope, but not on this form or inner envelope. In order to be counted, this secret ballot must be received by the inspectors of election before the official counting process begins.

**Please direct any inquiries to Accurate Voting Services Inc.**

**Toll-free (855) 588-5522 [accuratevoting@um.att.com](mailto:accuratevoting@um.att.com)**

Accurate Voting Services, Inc., 23322 Peralta Drive, Suite 4, Laguna Hills, CA 92653  
P.O. Box 6117, Laguna Niguel, CA 92607-6117



# VOTING INSTRUCTIONS

## GOLDEN RAIN FOUNDATION BOARD OF DIRECTORS ELECTION FOR TWO REPRESENTATIVES/DIRECTORS FROM MUTUAL NO. ONE

There are two envelopes included in this package for your use. The ballot must be voted by the owner, placed in the ballot envelope and sealed. We cannot accept unmarked ballots as they will be voided. The ballot envelope will not be opened until the meeting referenced below, and then in public. Please follow the directions below to ensure that your vote is counted:

### **Instructions for Mailing Your Ballot:**

After you have voted below, insert the ballot into Envelope "A." Seal Envelope "A" and insert it into Envelope "B." In the upper left hand corner of Envelope "B," print your name and address (including Mutual and Apt. #); **AND** sign your name on the signature line. Mail Envelope "B" (which is pre-addressed and postage-paid) to the **Inspectors of Election** at Accurate Voting Services, Inc., P.O. Box 6117, Laguna Niguel, CA 92607-6117. Please allow 4-5 days for delivery. The Inspectors of Election must receive your mailed ballot on or **before 12 noon on Monday, June 1, 2015**, in order for your ballot to be counted, or you may bring your sealed ballot to Clubhouse Four, 1419 Northwood Road, Seal Beach, CA between 9:00 and 10:00 a.m. on Tuesday, June 2, 2015. The "polls" will close at 10:00 a.m. and the counting process will begin.

### **Instructions for Observing the Ballot Counting:**

The ballot counting process will be conducted at a meeting of the GRF Board of Directors on Tuesday, June 2, 2015, at 10:00 a.m., Clubhouse Four, 1419 Northwood Road, Seal Beach, CA 90740. *All members are welcome to observe the counting process.*

### **Instructions for Attending the Annual Meeting:**

The Golden Rain Foundation Annual Meeting will be held on Tuesday, June 9, 2015, at 2:00 p.m. in Clubhouse Four, 1419 Northwood Road, Seal Beach, CA 90740. All newly-elected directors will be installed at this meeting.

***Please direct any inquiries to Accurate Voting Services Inc.***

***Toll-free (855) 588-5522   [accuratevoting@um.att.com](mailto:accuratevoting@um.att.com)***

***Accurate Voting Services, Inc., 23322 Peralta Drive, Suite 4, Laguna Hills, CA 92653  
P.O. Box 6117, Laguna Niguel, CA 92607-6117***



# 2015 SCHEDULE FOR ELECTION OF GRF DIRECTORS REPRESENTING UNEVEN-NUMBERED MUTUALS

## MUTUAL BOARD OR NOMINATING COMMITTEE RESPONSIBILITIES

1.	In accordance with the GRF By-Laws and Davis-Stirling, uneven-numbered Mutual Boards <i>may</i> appoint a Nominating Committee (five members who may be Mutual Directors or Shareholders) at least 90 days before the GRF Annual Meeting* to recommend one to three candidates for each position to be elected. Self-nominated candidates may submit their names to this group as well. <small>*Timing of GRF Special Meeting for Ballot Counting used in lieu of Annual Meeting</small>	<b>Deadline:</b> Monday, March 2
2.	Mutual Nominating Committee gives Mutual Board Secretary the names of one to three candidates for <b>each</b> GRF position to be elected and/or any and all names of self-nominated candidates.	<b>Deadline:</b> Friday, April 10 4:30 p.m.
3.	Mutual Board Secretary delivers a list of all known candidates (whether nominated by Committee or by self-nomination) to the GRF Corporate Secretary in the Board Office of the Administration Building at least 45 days before the GRF Special Meeting for Ballot Counting (no later than 4:30 p.m.).	<b>Deadline:</b> Friday, April 17 4:30 p.m.

## CANDIDATE RESPONSIBILITIES

1.	Candidates may self-nominate and submit their name in person (preferable) or in writing to the GRF Board Office between Monday, March 2 and Friday, April 17.	<b>Deadline:</b> Friday, April 17
2.	Candidates will be asked to complete a brief application of candidacy. If self-nomination was done in writing, an application will be mailed to the candidate or GRF staff will call the candidate with instructions.	<b>Application Deadline:</b> Friday, April 17
3.	Candidates shall submit a statement of 300 words or less describing their qualifications, background and platform.	<b>Submission Deadline:</b> Friday, April 17

## GOLDEN RAIN FOUNDATION AND CAMPAIGN DATES

1.	Ballots will be mailed to voters 30 days before the Special Meeting for Ballot Counting.	<b>Mailing Date:</b> Thursday, April 30
2.	A "reminder" notice of GRF Annual Meeting will be published in the <i>Golden Rain News</i> .	<b>Notice Date:</b> Thursday, May 21
3.	Election company receives mailed ballots (shareholders should give Post Office three to four days to ensure timely delivery). <b>Note:</b> Ballots can also be hand-delivered to Clubhouse Four on Tuesday, June 2 between 9:00 and 10:00 a.m.	<b>Deadline:</b> Monday, June 1 12:00 noon
4.	Ballots counted at the Special Meeting (beginning at 10 a.m. in Clubhouse Four).	<b>Meeting:</b> Tuesday, June 2
5.	Annual Meeting of GRF members – 2 <sup>nd</sup> Tuesday in June at 2:00 p.m. in Clubhouse Four.	<b>Meeting:</b> Tuesday, June 9

Z:\ELECTIONS\2014 ELECTIONS\2015 Schedule for GRF Elections.doc



## How to be a Candidate on the Golden Rain Foundation Board of Directors for Uneven-Numbered Mutuals Only

The campaign cycle for the GRF Board of Directors will begin soon! During 2015, the director seats on the GRF Board representing the uneven-numbered Mutuals are up for election. During even-numbered years, the Board seats representing even-numbered Mutuals are up for election.

Any member in good standing is eligible to be a candidate for the Golden Rain Foundation Board of Directors representing their uneven-numbered Mutual. A member in good standing is defined as a Mutual shareholder/owner who is no more than 30 days in arrears of their carrying charge.

Candidates may self-nominate or be nominated by their Mutual's Nominating Committee or Board of Directors.

Candidates who are self-nominated must complete an "Application for Candidacy" before 4:30 p.m. on Friday, April 17 ("Application for Candidacy" forms are available in the Board Office in the Administration Building beginning Monday, March 2).

Candidates who are nominated by their Mutual's Nominating Committee or Board of Directors will have their names submitted to the Board Office by the Mutual's Secretary. Upon receipt of any submitted names, the GRF Board Office will contact each candidate and arrange for them to receive an "Application for Candidacy" and candidate instructions.

In accordance with Policy 5025, Election Procedures, each candidate may submit a statement of 300 words or less to the Board Office. Statements shall cite background, qualifications and platform and are due before 4:30 p.m. on Friday, April 17.

Candidates who complete a timely Application for Candidacy (or are nominated by a Mutual's nominating committee or Board) will be listed on the Secret Mail-in Ballot. Ballot packets containing the Secret Mail-in Ballot, postage-paid envelopes, balloting instructions, and deadlines will be mailed to each household in the uneven-numbered Mutuals on Thursday, April 30. The GRF By-Laws have no provisions for write-in candidates on the ballots or for nominations from the floor.

For further information on being a candidate for the GRF Board, please call 431-6586, extension 303 for the Board Office or 310 for Administration.

###

Election Procedures

The following will be in effect for the election of representatives to the Golden Rain Foundation (GRF) Board of Directors (BOD):

1. Elections

a. Annual Election

The election of representatives for odd-numbered Mutuals will occur during odd-numbered years and the election of representatives for even-numbered Mutuals will occur during even-numbered years. Each representative shall serve a two-year term.

- 1) One (1) representative will be elected from each Mutual except for Mutuals One (1) and Two (2) where there will be two (2).

b. Special Elections

Upon the occurrence of a vacancy on the BOD representing an odd- or even-numbered Mutuals, the process for a special election will begin within ten (10) days after the Secretary of the Board is notified of the vacancy.

2. Voting

a. Qualification for Voting

Members may vote only by using the mail-in secret ballot. Members may cast one (1) vote, except on the ballots of Mutuals One (1) and Two (2), members may cast two (2) votes, but they may not be cast cumulatively.

b. Cumulative Voting

There is no provision in the GRF By-Laws for cumulative voting.

3. Candidates

a. Candidate Eligibility and Qualifications

All members of the GRF "in good standing" are eligible to run for election to the BOD representing the Mutual in which they reside. "In good standing" is defined as a member who is not 30 days in arrears of his or her carrying charge to the Mutual.



Election Procedures

b. Candidate Statement

Prior to the deadline established by the association, each candidate shall submit a statement containing up to 300 words. The statement shall be mailed with the ballot.

- 1) The statement shall contain the candidate's background, qualifications and platform.

c. Notification of Nominations for Election of Directors

The GRF shall place a notice in the *Golden Rain News* not less than ninety (90) days prior to the election counting meeting that any member may place his or her name into nomination for the director position representing the Mutual in which they reside. The notice shall be published in the *Golden Rain News* every week thereafter until the election counting meeting is held.

d. Self-Nomination by Members

Members who wish to nominate themselves as a candidate for election to the BOD must do so in writing to the Foundation Board Office not more than ninety (90) days or less than sixty (60) days prior to the election counting meeting.

- 1) All candidates shall be provided candidate instructions upon submitting their name for nomination.

e. A Mutual BOD may appoint a nominating committee for the purpose of recommending a candidate for the election. Any candidates who are recommended by their Mutual BOD or nominating committee will be given candidate instructions by the GRF Board Office.

f. Nominations from the floor

There is no provision in the By-Laws for nominations from the floor.

g. Campaign Cycle

The campaign cycle shall begin mid-April and end mid-May.

h. Equal Access to Association Media

- 1) Candidates and other members advocating a point of view for purposes

Election Procedures

reasonably related to the election shall be provided a one-time access to the Association's website during the campaign cycle as follows:

- A) Submissions shall be posted on the election bulletin board on the LWSB website.
  - B) Submissions shall be limited to 300 words.
  - C) One submission shall be accepted from each candidate or member for posting on the LWSB website.
- 2) Candidates and other members advocating a point of view for purposes reasonably related to the election may purchase, subject to space availability and advertising guidelines established by the News Office, a maximum of a half-page of space in an edition of the *Golden Rain News* at regular advertising rates during the campaign cycle. No other access to the *Golden Rain News* will be granted.
  - 3) Equal access to clubhouses shall be provided at no cost to all candidates, including those who are not incumbents, and to all members advocating a point of view for purposes reasonably related to the election. The clubhouses are subject to availability by reservation only on a first-come, first-serve basis.
  - 4) In the event that the statements or actions of an incumbent director, who is solely in the context of that directors' performance of duties, those reports or statements shall not constitute provision by the Association of access to its media for campaign purposes.
  - 5) In the event that the Association's media reports any candidates' statements or actions that are reasonably unrelated to the election, the reporting of such shall not constitute provision by the Association to its media for campaign purposes.
  - 6) In accordance with Civil Code 5135, no Association funds shall be used for campaign purposes, except to the extent necessary for the Association to comply with the duties imposed upon it by law.
  - 7) Provision of Mailing Labels

Candidates are entitled to purchase labels for the addresses in their Mutual at a per-label cost which is to be paid at the time the labels are ordered. Labels can be ordered by completing an "Access to Documents" form in the

Election Procedures

Accounting Department.

4. Election Meetings

The GRF BOD will convene a special meeting one week prior to the Annual Meeting for the purpose of counting ballots. All members are welcome to attend the special meeting.

In the case of a special election, the GRF BOD will convene a special meeting approximately thirty days after the ballots are mailed for the purpose of counting ballots. All members are welcome to attend the special meeting.

5. Election Process

- a. The Executive Committee shall review and approve the election materials and the election process.
- b. The GRF shall contract with an independent third-party vendor to perform all election services as Inspector(s) of Election. The vendor will be directed to conduct the election, and be accountable for the conduct of the election in accordance with this policy and all applicable codes, By-Laws, and state laws.
- c. During its meeting in February, the Executive Committee of the GRB BOD will recommend that the Board appoint the election services company as its Inspector(s) of Election.
- d. During its meeting in February, the BOD will appoint the election services company as its Inspector of election.
- e. If the GRF does not contract with a vendor to perform all election services, then the GRF will conduct the election in accordance with this policy and all applicable codes, By-Laws, and state laws. The GRF BOD will appoint in-house Inspector(s) of Election.

6. Election Materials

a. Ballot Packet

The ballot packet will consist only of a mail-in secret ballot, voting instructions, any candidate resumes/biographies, two return envelopes, and mailing instructions for the election. The ballot packet will be mailed at least thirty (30) days prior to the ballot counting meeting.

b. Secret Ballots Returned By Mail

Election Procedures

The mail-in secret ballot is required to be mailed to the Inspector(s) of the Election for proper verification and validation, and must be received before noon on the date established on the ballot.

The mail-in secret ballot is irrevocable once it is validated by the Inspector(s) of the Election.

The Inspectors of Election will open and process the mail-in secret ballots on the day of the special meeting held for the purpose of counting ballots as outlined under Section 7.

- 1) If a mail-in secret ballot is compromised or improperly sealed or addressed, it will be invalidated by the Inspector(s) of the Election.

7. Inspector(s) of the Election

a. Inspector(s) of the Elections shall perform the following:

- 1) Determine the number of shareholders entitled to vote and the voting power of each.
- 2) Establish a mailing address for mail-in ballots, and the contact phone number for members' questions.
- 3) Prepare and mail to all members in the odd- or even-numbered Mutuals, no later than thirty (30) days prior to the election meeting, the notice letter, mail- in secret ballot, any candidate resumes/biographies, voting instructions, two envelopes, and mailing instructions for the GRF election, in a manner consistent with providing and ensuring that the member's vote will be by "secret ballot."
- 4) Receive mail-in secret ballots.
- 5) Open mail-in secret ballots at the special meeting for the purpose of counting ballots.
- 6) Count and tabulate all votes.
- 7) Determine the results of the election.
- 8) Certify, in writing, that the election was held in accordance with this policy and Section 5110 of the Davis-Stirling Common Interest Development Act

Election Procedures

(the Act).

8. Observers of the Election

Any candidate or member of the Association may witness the counting and tabulation of the votes.

9. Ballot Retention

The sealed ballots at all times shall be in the custody of the inspector or inspectors of election or at a location designated by the inspector or inspectors until after the tabulation of the vote, and until the time allowed by Section 7527 of the Corporations Code (nine months) for challenging the election has expired, at which time custody transferred to the Association.

After the transfer of the ballots to the Association, the ballots shall be stored by the Association in a secure place for no less than one year after the date of the election.

**Policy**

Adopted: 15 Jun 76  
Amended: 20 Aug 96  
Amended: 19 Aug 97  
Amended: 15 Sept 09  
Amended: 15 Feb 11  
Amended:

**GOLDEN RAIN FOUNDATION**  
**Seal Beach, California**

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## BOARD ACTION REQUEST

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**TO:** BOARD OF DIRECTORS  
**FROM:** EXECUTIVE COMMITTEE  
**SUBJECT:** APPROVE EMPLOYEE HEALTHCARE BENEFITS FOR 2015/2016  
**DATE:** FEBRUARY 10, 2015  
**CC:** FILE

The annual review of the Foundation's employee group healthcare contracts has been completed for the period of April 1, 2015 through March 31, 2016. The information was provided by the Foundation's insurance broker, ECIA Benefits, and included quotes on the rates from the current Carriers, as well as quotes from other Carriers.

Of the five Carriers that quoted on the medical insurance, the renewal proposal from Kaiser Permanente was the most competitive final quote (see Exhibit A). Guardian, our current provider for the ancillary insurances (Dental, Life, LTD, AD&D, and Vision) had the most competitive proposal for the ancillary insurances. The total aggregate premium for all coverages represents an increase of 6.6% over the expiring plans. There are sufficient funds in the 2015 Budget to accommodate the recommended Plans.

At the regularly scheduled meeting of the Executive Committee (EC) on February 10, 2015, the EC reviewed in executive session the 2015/2016 contract recommendations from the Human Resources Director and Executive Director for the renewal of employee healthcare benefits. (See Exhibit A). The recommendation was to continue with our current Carriers and to replace our current secondary medical PPO plan with a low HMO plan due to the high employee premiums associated with the PPO plan. After thorough review, the EC unanimously agreed to send the recommendation to the Board.

I move to approve the renewal of the Medical Plan with Kaiser; the renewal of the Dental HMO, Basic and Voluntary Life and Accidental Death & Dismemberment insurance, Long Term Disability, Employee Assistance, and Vision Plans with Guardian; the renewal of the employee paid Pet Insurance with VPI Pet; the replacement of the Medical PPO Plan with the low HMO Plan with Kaiser; the renewal of the Dental PPO

Plan with Guardian; and the continuation of the IRS Section 125 Plan for the period April 1, 2015 through March 31, 2016.



# RESOLUTION/MOTION ACTION RECORD

022415c.iv.

Resolution Type: **Approve employee benefits**

Pertaining to: **2015 Employee healthcare benefits**

Duly adopted at a meeting of the Board of Directors held: **02/24/15**

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

<b>VOTE:</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
President Winkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice President Damoci	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Treasurer Linda Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secretary Mary Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Larry Blake	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Mario Michaelides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director John DeMarco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Paula Snowden	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Joy Reed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Phil Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Kathleen Rapp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Steven McGuigan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Lou Krieger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Denis Craig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Barry Lukoff	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Ron Kravitz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Tim Bolton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Perry Moore	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST: \_\_\_\_\_ ( Secretary) \_\_\_\_\_ (Date)

## Exhibit A

FEBRUARY 10, 2015

TO: BOARD OF DIRECTORS

FROM: RUTH SMITH, HUMAN RESOURCES DIRECTOR

SUBJECT: HEALTHCARE BENEFITS 2015/2016

The annual review of the Foundation's employee group benefit contracts has been completed for the period of April 1, 2015 through March 31, 2016. The information was provided by the Foundation's insurance broker, ECIA Benefits, and included quotes on the rates from the current Carriers, as well as information from eight other Carriers. As the Plans were reviewed, the cost to the Foundation, services provided to our employees, the customer service of each Carrier, and the access to care was considered.

### Medical Insurance

Quotes were solicited from nine Medical Insurance Carriers for the Medical Plan. Of the nine Carriers solicited, our incumbent Carrier and four others submitted quotes. Five Carriers declined to quote based on the inability to be competitive due to our size or claims history.

Below are the monthly premium quotes from the five Carriers for comparable plans:

Kaiser (Incumbent) Current	Kaiser (Incumbent) Renewal	Anthem Blue Cross	Health Net	United HealthCare	Benefit Advantage Partially Self Funded
\$73,732	\$79,081	\$97,482	\$88,106	\$101,311	\$78,519
% of Change	7.3%	32.2%	19.5%	37.4%	6.5% Not a final quote

The renewal proposal from our incumbent Carrier, Kaiser, for the HMO Plan offers the identical coverage as our expiring Plan with a premium increase of 7.3%. Kaiser of Southern California continues to have the highest Health Insurance Plan ranking in California for Private HMO Plans based on rankings from the National Committee for Quality Assurance.

The most competitive quote received was submitted by Benefit Advantage for a partially self-funded Plan that offers similar coverage as our expiring Plan; however, this was not a final quote. Although Benefit Advantage is the lowest quote coming in \$562 per month lower than our current incumbent, the details of the quote also state that the quote is only an estimate and the final rates are determined after completion of underwriting which can be affected by changes from the original census including medical conditions. Currently, we have a high utilization rate with Kaiser so the Plan may end up having a higher premium based on the health of our users.

The other three quotes received were substantial higher than our current incumbent and did not offer any additional services.

### **Dental, Life, Long Term Disability (LTD), Accidental Death & Dismemberment (AD&D) and Employee Assistance Program (EAP)**

The renewal from Guardian for Dental, Life, LTD, AD&D, and the EAP coverage offers identical coverage as our expiring Plans with a rate-pass (no change) in the aggregate premium for the Plans. For these Plans, we did receive quotes from other Carriers such as MetLife and Assurant but all proposals had an increase in premiums.

### **Vision Insurance**

Guardian's renewal proposal for VSP Vision coverage offers identical coverage as our expiring Plan with a premium increase of 5.0%. This increase is based on our high utilization. For Vision, we did receive quotes from MetLife and Assurant with MetLife coming in 5.6% below Guardian's renewal rate; however, to utilize MetLife's vision, we would need to move our Dental and Supplemental Plans to them which would be an increase of 0.1% over Guardian's renewal rate for all of these Plans.

### **Employee Paid Insurances**

The renewal of the basic life insurance from Guardian also allows the renewal of the voluntary life coverage offered to employees. The renewal offers identical coverage as our expiring Plans with a rate-pass in the premium. This coverage is 100% paid by the employee.

The renewal of the pet insurance with VPI Pet offers the same coverage as our current Plan. This coverage is 100% paid by our employees.

### **Recommendation**

It is recommendation of the Executive Director and the Human Resources Director that:

- The Medical Plan be renewed with Kaiser;
- The Dental HMO, VSP Vision, Life, Long Term Disability, AD&D, and the Employee Assistance Plans be renewed with Guardian;
- The employee paid Voluntary Life Plan be renewed with Guardian; and
- The employee paid Pet Insurance Plan be renewed with VPI Pet.

It is also recommended that:

- The Kaiser PPO Medical Plan be discontinued based on the high premiums (\$1,852 to \$5,279 per month) and a Kaiser Low HMO Plan be added in its place as our secondary Plan; and
- The current Dental PPO Plan be retained as our secondary Plan to the Dental HMO Plan.

Having these secondary Plans as part of our benefits package allows for an additional choice for employees without any additional costs to the Foundation since the employer premiums are a fixed amount based on our primary Plans.

It is further recommended that the Foundation continues to offer a Section 125 Premium Only Plan to reduce the payroll tax liabilities for both the Foundation and employees.

Based on the employee / employer premium sharing split on the Medical, Dental, and Vision Plans and the 100% employer premium on the Life, AD&D, LTD, and Employee Assistance Program Plans, there are sufficient funds in the 2015 Budget to accommodate the recommended Plans.

**Healthcare Budget/Costs – April 1, 2015 to December 31, 2015**

GL Category	2015 Budget	Employer Portion as Recommended	Budget to Costs Savings	
	April to December	April to December	Based on Current Coverage Levels	
6143000 Medical	\$533,787.57	\$500,370.86	\$33,416.71	6.26%
6143300 Dental	\$12,403.08	\$10,991.65	\$1,411.43	11.38%
6143500 Vision	\$7,400.52	\$7,284.36	\$116.16	1.57%
6145000 Life	\$20,273.58	\$19,316.97	\$956.61	4.72%
6146000 Long Term Disability and AD&D	\$23,700.60	\$22,583.25	\$1,117.35	4.71%
<b>Total Amount</b>	<b>\$597,565.35</b>	<b>\$560,547.08</b>	<b>\$37,018.27</b>	<b>6.19%</b>



# LARGE GROUP RENEWAL STATUS FORM

DATE:

2/4/2015

COMPANY NAME:

Golden Rain Foundation

RENEWAL DATE:

April, 1, 2015

Current Carrier	Inforce Coverages	Renewal
Kaiser	Medical HMO & PPO	Received
Guardian	Dental HMO, PPO, and Vision	Received
Guardian	GRP Life, LTD, and Voluntary Life	Received
Medical Carriers	Coverage Requested	Quote Status
Aetna	Medical	Decline to quote - N/C
Anthem Blue Cross	Medical	Quoted
Blue Shield	Medical	Decline to quote - N/C
California Choice	Medical	Decline to quote - N/C
CIGNA	Medical	Decline to quote - N/C
Health Net	Medical	Quoted - N/C
<b>Kaiser</b>	<b>Medical</b>	<b>Current Carrier</b>
UnitedHealthCare	Medical	Quoted
BenefitAdvantage - Partially Self-Funded	Medical	Quoted
Dental Carriers	Coverage Requested	Quote Status
Aetna	Dental HMO, PPO, and Vision	Decline to quote - N/C
Anthem Blue Cross	Dental HMO, PPO, and Vision	Quoted
Assurant	Dental HMO, PPO, and Vision	Quoted
Blue Shield	Dental HMO, PPO, and Vision	Decline to quote - N/C
CIGNA Dental	Dental HMO, PPO, and Vision	Quoted - N/C
Delta Dental	Dental HMO, PPO, and Vision	Decline to quote - N/C
<b>Guardian</b>	<b>Dental HMO, PPO, and Vision</b>	<b>Received</b>
Health Net	Dental HMO, PPO, and Vision	Quoted - N/C
MetLife	Dental HMO, PPO, and Vision	Received
Mutual of Omaha	Dental HMO, PPO, and Vision	Decline to quote - N/C
Principal	Dental HMO, PPO, and Vision	Quoted - N/C
Premier Access	Dental HMO, PPO, and Vision	Guardian owns this company
United Health Care	Dental HMO, PPO, and Vision	Quoted - N/C
UNUM	Dental PPO	Quoted
GRP Life, Voluntary Life, and Long Term Disability	Coverage Requested	Quote Status
Assurant	GRP Life, LTD and Voluntary Life	Quoted
CIGNA	GRP Life, LTD and Voluntary Life	Quoted - N/C
<b>Guardian</b>	<b>GRP Life, LTD and Voluntary Life</b>	<b>Current</b>
Lincoln Financial	GRP Life, LTD and Voluntary Life	Decline to quote - N/C
MetLife	GRP Life, LTD and Voluntary Life	Received
Mutual of Omaha	GRP Life, LTD and Voluntary Life	Quoted
Principal	GRP Life, LTD and Voluntary Life	Quoted - N/C
UNUM	GRP Life, LTD and Voluntary Life	Quoted



## Benefit Options

The information on this page is based on census levels in 2014 and a 12 month period for annual totals.  
Option 7 is recommended.

### COST ANALYSIS SUMMARY

COST ANALYSIS SUMMARY		Option 1 - Renewal	Option 2	Option 3	Option 4	Option 5	Option 6	Option 7 - Recommended	
Medical	HMO Medical	Kaiser \$20 / 100% w/Guardian Pkg.	Kaiser \$20 / 100% w/Guardian Pkg.	Kaiser \$20 / 100% w/MetLife	Anthem \$20 / 100% w/Guardian Pkg.	United Healthcare \$20-40 / 100% w/Guardian Pkg.	HealthNet \$20 / 100% w/Guardian Pkg.	Benefit Advantage \$20 / 100% w/Guardian Pkg.	Kaiser \$20 / 100% w/Guardian Pkg.
	Office Visit	\$20	\$20	\$20/\$40	\$20	\$20	\$20	\$20	\$20
	Hospital	No Copay	No Copay	No Copay	No Copay	No Copay	\$500 Admin	No Copay	No Copay
	Outpatient Services	No Copay	No Copay	No Copay	No Copay	No Copay	\$500 Surgery	No Copay	No Copay
	ER Room	\$100	\$100	\$150	\$100	\$100	\$100	\$100	\$100
	Rx Copay	\$10 / \$25	\$10 / \$25	\$10 / \$25 / \$40	\$10 / \$25 / \$45	\$10 / \$25 / \$40	\$10 / \$30	\$10 / \$20	\$10 / \$25
	Copay Max	\$1,500 / \$3,000	\$1,500 / \$3,000	\$1,500 / \$3,000	\$1,500 / \$3,000	\$1,500 / \$3,000	\$2,500 / \$6,000	\$1,500 / \$3,000	\$1,500 / \$3,000
	30 Employee	\$ 513.63	\$ 550.90	\$ 550.90	\$ 657.33	\$ 735.36	\$ 576.60	No Breakdown	\$ 550.90
	27 Employee + 1	\$ 1,129.99	\$ 1,211.98	\$ 1,211.98	\$ 1,446.13	\$ 1,470.72	\$ 1,396.68	Provided	\$ 1,211.98
	19 Family	\$ 1,463.84	\$ 1,570.06	\$ 1,570.06	\$ 2,037.72	\$ 2,081.07	\$ 1,741.96	Premium is Estimate	\$ 1,570.06
	76 Monthly Premium	\$ 73,731.59	\$ 79,081.60	\$ 79,081.60	\$ 97,482.09	\$ 101,310.57	\$ 88,105.60	\$ 78,519.00	\$ 79,081.60
	PPO Medical	Kaiser PPO Option 2	Kaiser PPO Option 2						Kaiser LOW PLAN Option 2
	Office Visit	\$40	\$40						\$40
Deductible	\$1,500	\$1,500						None	
Hospital	70% / 50%	70% / 50%						\$500 per Day	
ER Room	\$100 then 30%	\$100 then 30%						\$150 per Visit	
Coinurance %	70% / 50%	70% / 50%						None	
Rx Copay	\$15 / \$40	\$15 / \$40						\$10 / \$30	
Copay Max	\$6,000 / \$12,000	\$6,000 / \$12,000						\$3,000 / \$6,000	
0 Employee	\$ 1,680.21	\$ 1,852.60						\$ 508.36	
0 Employee + 1	\$ 3,696.46	\$ 4,075.72						\$ 1,118.39	
0 Family	\$ 4,788.59	\$ 5,279.20						\$ 1,448.82	
0 Monthly Premium	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Dental	HMO DENTAL	Guardian	Guardian Renewal	Met Life	Guardian Renewal	Guardian Renewal	Guardian Renewal	Guardian Renewal	Guardian Renewal
	Deductible	None	None	None	None	None	None	None	None
	Office Visit Copay	\$5	\$5	\$5	\$5	\$5	\$5	\$5	\$5
	Annual Max.	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited	Unlimited
	19 Employee Only	\$ 11.96	\$ 11.96	\$ 14.19	\$ 11.96	\$ 11.96	\$ 11.96	\$ 11.96	\$ 11.96
	25 Employee + 1	\$ 22.30	\$ 22.30	\$ 26.96	\$ 22.30	\$ 22.30	\$ 22.30	\$ 22.30	\$ 22.30
	19 Employee + 2	\$ 35.61	\$ 35.61	\$ 37.61	\$ 35.61	\$ 35.61	\$ 35.61	\$ 35.61	\$ 35.61
	63 Monthly Premium	\$ 1,461.33	\$ 1,461.33	\$ 1,658.20	\$ 1,461.33	\$ 1,461.33	\$ 1,461.33	\$ 1,461.33	\$ 1,461.33
	PPO Dental	Guardian	Guardian Renewal	Met Life	Guardian Renewal	Guardian Renewal	Guardian Renewal	Guardian Renewal	Guardian Renewal
	Individual / Family	\$50 / \$150	\$50 / \$150	\$50 / \$150	\$50 / \$150	\$50 / \$150	\$50 / \$150	\$50 / \$150	\$50 / \$150
	Annual Max.	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500	\$1,500
	Ortho	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
	Preventive Services	100% / 100%	100% / 100%	100% / 100%	100% / 100%	100% / 100%	100% / 100%	100% / 100%	100% / 100%
Basic Services	80% / 50%	80% / 50%	90% / 80%	80% / 50%	80% / 50%	80% / 50%	80% / 50%	80% / 50%	
Major Services & Ortho	50% / 50%	50% / 50%	60% / 50%	50% / 50%	50% / 50%	50% / 50%	50% / 50%	50% / 50%	
14 Employee Only	\$ 48.79	\$ 48.79	\$ 45.63	\$ 48.79	\$ 48.79	\$ 48.79	\$ 48.79	\$ 48.79	
3 Employee + 1	\$ 92.61	\$ 92.61	\$ 92.39	\$ 92.61	\$ 92.61	\$ 92.61	\$ 92.61	\$ 92.61	
3 Employee + 2	\$ 166.66	\$ 166.66	\$ 167.58	\$ 166.66	\$ 166.66	\$ 166.66	\$ 166.66	\$ 166.66	
20 Monthly Premium	\$ 1,460.87	\$ 1,460.87	\$ 1,418.73	\$ 1,460.87	\$ 1,460.87	\$ 1,460.87	\$ 1,460.87	\$ 1,460.87	
Vision	Vision Plans	Guardian VSP Vision	Guardian VSP Vision Renewal	MetLife	Guardian VSP Vision Renewal	Guardian VSP Vision Renewal	Guardian VSP Vision Renewal	Guardian VSP Vision Renewal	Guardian VSP Vision Renewal
	Office Visit Copay	\$20/\$20	\$20/\$20	\$20/\$20	\$20/\$20	\$25	\$20/\$20	\$20/\$20	\$20/\$20
	Material Allowance	\$100	\$100	\$100	\$100	\$100	\$100	\$100	\$100
	Frequency	12/12	12/12	12/12	12/12	12/12	12/12	12/12	12/12
	33 Employee	\$ 7.91	\$ 8.31	\$ 7.22	\$ 8.31	\$ 8.31	\$ 8.31	\$ 8.31	\$ 8.31
	34 Employee + Spouse	\$ 11.99	\$ 12.59	\$ 13.56	\$ 12.59	\$ 12.59	\$ 12.59	\$ 12.59	\$ 12.59
	22 Employee + Child	\$ 21.10	\$ 22.16	\$ 19.29	\$ 22.16	\$ 22.16	\$ 22.16	\$ 22.16	\$ 22.16
	89 Monthly Premium	\$ 1,132.89	\$ 1,189.81	\$ 1,123.68	\$ 1,189.81	\$ 1,189.81	\$ 1,189.81	\$ 1,189.81	\$ 1,189.81
	Life Insurance	Guardian	Guardian	MetLife	Guardian	Guardian	Guardian	Guardian	Guardian
	100 1.5 x Salary to \$250,000	\$0.24	\$0.24	\$0.24	\$0.24	\$0.24	\$0.24	\$0.24	\$0.24
	100 AD&D	\$0.03	\$0.03	\$0.03	\$0.03	\$0.03	\$0.03	\$0.03	\$0.03
	100 Monthly Premium	\$ 2,323.75	\$ 2,323.75	\$ 2,323.75	\$ 2,323.75	\$ 2,323.75	\$ 2,323.75	\$ 2,323.75	\$ 2,323.75
	LTD	Long Term Disability	Guardian	Guardian	MetLife	Guardian	Guardian	Guardian	Guardian
Covered Payroll		Rate per \$100	Rate per \$100	Rate per \$100	Rate per \$100	Rate per \$100	Rate per \$100	Rate per \$100	Rate per \$100
66.33 to \$10,000		\$0.39	\$0.39	\$0.39	\$0.39	\$0.39	\$0.39	\$0.39	\$0.39
To age 65 / 90 Day Elm									
100 Monthly Premium		\$ 2,331.83	\$ 2,331.83	\$ 2,331.83	\$ 2,331.83	\$ 2,331.83	\$ 2,331.83	\$ 2,331.83	\$ 2,331.83
EAP	Employee Assistant Program	Guardian	Guardian	Guardian	Guardian	Guardian	Guardian	Guardian	Guardian
	101 Full-time	\$0.00 emp/mth	\$0.00 emp/mth	\$0.00 emp/mth	\$0.00 emp/mth	\$0.00 emp/mth	\$0.00 emp/mth	\$0.00 emp/mth	\$0.00 emp/mth
	139 Part-time	\$1.00 emp/mth	\$1.00 emp/mth	\$1.00 emp/mth	\$1.00 emp/mth	\$1.00 emp/mth	\$1.00 emp/mth	\$1.00 emp/mth	\$1.00 emp/mth
240 Monthly Premium	\$ 139.00	\$ 139.00	\$ 139.00	\$ 139.00	\$ 139.00	\$ 139.00	\$ 139.00	\$ 139.00	
Totals	Total Cost	\$ 82,581.26	\$ 87,988.19	\$ 88,076.79	\$ 106,388.68	\$ 110,217.16	\$ 97,012.19	\$ 87,425.59	\$ 87,988.19
	Percentage of change compared to current		6.55%	6.65%	28.83%	33.47%	17.47%	5.87%	6.55%
	Change per month compared to current		\$ 5,406.93	\$ 5,495.53	\$ 23,807.42	\$ 27,635.90	\$ 14,430.93	\$ 4,844.33	\$ 5,406.93
	Annual change compared to current		\$ 64,883.16	\$ 65,946.36	\$ 285,689.04	\$ 331,630.80	\$ 173,171.16	\$ 58,131.96	\$ 64,883.16
	Change per month compared to renewal			\$ 88.60	\$ 18,400.49	\$ 22,228.97	\$ 9,024.00	\$ (562.60)	\$ -
	Annual change compared to renewal			\$ 1,063.20	\$ 220,805.88	\$ 266,747.64	\$ 108,288.00	\$ (6,751.20)	\$ -
	Total Annual Premium	\$ 990,975.12	\$ 1,055,858.28	\$ 1,056,921.48	\$ 1,276,664.16	\$ 1,322,605.92	\$ 1,164,146.28	\$ 1,049,107.08	\$ 1,055,858.28

NOTES:  
MEDICAL PPO - No Employees are currently enrolled in the Medical PPO Plan



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BOARD ACTION REQUEST

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TO: BOARD OF DIRECTORS  
FROM: FINANCE COMMITTEE  
SUBJECT: ADDITIONAL CAPITAL FUNDING REQUEST AND PRIORITIZATION OF 2015  
APPROVED CAPITAL PURCHASES AND PROJECTS  
DATE: FEBRUARY 13, 2015  
CC: FILE

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At the regular scheduled meeting of the Finance Committee on February 17, 2015, the Committee reviewed and unanimously approved to recommend to the Board the addition of ADA improvements at the Main Parking lot and Administration building in the amount of \$59,000 (Exhibit A).

This project was added to the proposed 2015/2016 Capital Priority list as approved by the respective committees (Exhibit B) with the final prioritization list drafted by the Executive Director (Exhibit C).

I move to:

1. Include the ADA improvements to the 2015 Capital in the amount of \$59,000,
2. Approve the prioritization of the approved 2015 Capital purchases and projects in Exhibit C,
3. Approve the Capital expenditures as follows:
  - a. All final quotations and/or proposals of less than \$10,000 shall be reviewed and approved by the respective committee. Upon Committee acceptance, the Executive Director is authorized to initiate the purchase and/or project,
  - b. All quotations and/or proposals greater than \$10,000 shall be Committee reviewed with a recommendation forwarded to the Board for final approval.

# RESOLUTION/MOTION ACTION RECORD

022415c.i.

Resolution Type: **Approve prioritization and expenditure**

Pertaining to: **2015 capital purchases and projects**

Duly adopted at a meeting of the Board of Directors held: **02/24/15**

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

<b>VOTE:</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
President Winkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice President Damoci	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Treasurer Linda Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secretary Mary Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Larry Blake	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Mario Michaelides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director John DeMarco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Paula Snowden	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Joy Reed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Phil Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Kathleen Rapp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Steven McGuigan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Lou Krieger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Denis Craig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Barry Lukoff	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Ron Kravitz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Tim Bolton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Perry Moore	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST: \_\_\_\_\_ ( Secretary) \_\_\_\_\_ (Date)





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**MEMO**

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**TO:** FINANCE COMMITTEE  
**FROM:** PHYSICAL PROPERTY COMMITTEE  
**SUBJECT:** FUNDING OF CAPITAL PROJECT 710-14  
**DATE:** 2/17/2015  
**CC:**

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At the regular meeting of the Physical Property Committee on February 13, 2015 the Committee review bids supplied from the Physical Property Department for the upgrade of ADA accessible ramps and railings, parking modifications and pedestrian circulation improvements at and around the Medical and Administration buildings. A lengthy discussion took place on the available funds, selection of contractors and contingencies of the project. The Physical Property Committee concurred M.J. Jurado would be the best candidate for the completion of this project due to their experience in the community. The cost to complete this project, submitted by M.J. Jurado's, is \$98,837 plus a 10% contingency of \$9,883 for a total of \$108,720.

Funds in the amount of \$50,000 have been set aside in the Capital Projects Carryover from 2014 for this work. The Physical Property Committee is requesting the Finance committee review the available funds for this project before proceeding.

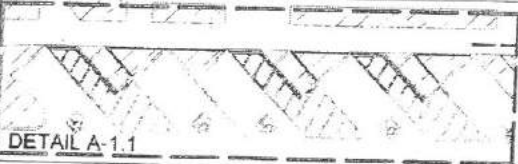
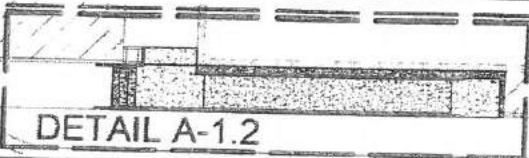
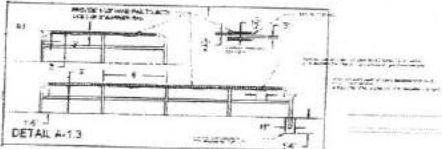
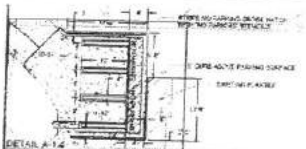
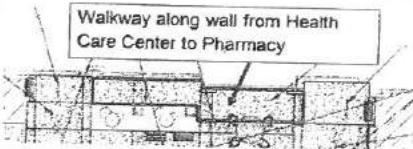

ADA - ACCESSIBLE RAMP, PARKING MODIFICATIONS, AND PEDESTRIAN CIRCULATION IMPROVEMENTS		M.J. JURADO	INTERNATIONAL PAVING SERVICES
a. DETAIL A-1.1- ADA PARKING SPACES AT HEALTH CC		35 Days	TBD- Phase
 <p>DETAIL A-1.1</p>			
Total cost of Detail A-1.1		\$ 10,500	\$ 14,910
b. DETAIL A-1.2- ADA CIRCULATION RAMP AT ADMIN			
 <p>DETAIL A-1.2</p>			
Total cost of Detail A-1.2		\$ 16,950	\$ 17,485
c. DETAIL A-1.3 – HANDRAIL AT LOAD AND UNLOAD AREA			
 <p>DETAIL A-1.3</p>			
Total cost of Detail A-1.3		\$ 12,000	\$ 11,000
d. DETAIL A-1.4 – GOLF CAR PARKING SPACES			
 <p>DETAIL A-1.4</p>			
Total cost of Detail A-1.4		\$ 8,600	\$ 10,000
e. WALKWAY - ALONG WALL FROM HEALTH CARE CENTER ENTRY TO PHARMACY ENTRY			
 <p>Walkway along wall from Health Care Center to Pharmacy</p>			
Total Cost of WALKWAY		\$ 1,533	\$ 5,500
f. HANDRAILS – Extend Handrails at Administration Building parking area to accommodate the transition from parking lot.			
			
Total Cost of HANDRAILS		\$ 4,800	\$ 5,450
g. Total Cost to PAINT HANDRAILS		\$ 800	\$ 750
h. ALL ITEMS NOT LISTED ABOVE –			
Total Cost of ALL ITEMS NOT LISTED ABOVE		\$ 43,654	\$ 22,850
TOTAL PROJECT COST		\$ 98,837	\$ 88,745

Exhibit B

# 2015 Approved Capital

Committee Approved Prioritization

Department	CC	Item	Cost	Priority			
				1st QTR	2nd QTR	3rd QTR	4th QTR
Emergency Preparedness	22	Back Hoe attachment	\$15,000	\$15,000			
		Water storage, pump and hose	\$5,000			\$5,000	
		Evacuation chairs (2)	\$4,000		\$4,000		
		Medical Supplies (purchased in 2014)					
Mutual Administration	33	Caregiver pass printer	\$3,000	\$3,000			
ITS	34	Credit Card POS Solutions	\$5,500		\$5,500		
		Second Server/Rm Mods	\$63,800			\$63,800	
		Main Server Room Modifications	\$6,600	\$6,600			
		CH4 Technology Enhancements	\$44,000				\$44,000
		Visual Display Solutions	\$22,000				\$22,000
News	36	Backup Server - Macintosh	\$9,663	\$9,663			
		Dell Workstation Monitors	\$1,416	\$1,416			
Security	37	Radar Trailer	\$9,000	\$9,000			
		Patrol Car Security Cameras	\$3,000		\$3,000		
		Security Camera Monitors	\$3,000			\$3,000	
Bus	38	Swing out Stop Signs for Buses	\$13,000			\$13,000	
		In Bus Cameras	\$12,000		\$12,000		
		Bus Backup Proximity Sensors	\$3,000	\$3,000			
Recreation	40	Additional Sand Trap	\$4,000				\$4,000
	51	BBQ Area Wind Wall & Electrical Line	\$5,000			\$5,000	
	54	Conference Room Mic System	\$12,000	\$12,000			
	56	Ballet Barre	\$2,000		\$2,000		
Total			\$245,979	\$59,679	\$26,500	\$89,800	\$70,000
Funding							
Number of Required Member Certificates at \$1,678 (Policy 5061-33)				53	24	80	63



## 2015 Capital, Prioritized Master List

<b>Priority 1</b>			
News	36	Backup Server - Macintosh	\$9,663
News	36	Dell Workstation Monitors	\$1,416
ITS	34	Main Server Room Modifications	\$6,600
Recreation	54	Conference Room Mic System	\$12,000
Security	37	Radar Trailer	\$9,000
Mutual Administration	33	Caregiver pass printer	\$3,000
Bus	38	Bus Backup Proximity Sensors	\$3,000
Emergency Preparedness	22	Back Hoe attachment	\$15,000
NEW ADA Improvements Main Parking Lot			Additional funding required over amount in Capital Carry Over
<b>Priority 2</b>			<b>\$59,000</b>
			<b>Total</b>
Recreation	56	Ballet Barre	\$2,000
ITS	34	Credit Card POS Solutions	\$5,500
Bus	38	In Bus Cameras	\$12,000
Security	37	Patrol Car Security Cameras	\$3,000
Emergency Preparedness	22	Evacuation chairs (2)	\$4,000
<b>Priority 3</b>			<b>Total</b>
ITS	34	Second Server	\$63,800
Recreation	51	BBQ Area Wind Wall & Electrical Line	\$5,000
Security	37	Security Camera Monitors	\$3,000
Bus	38	Swing out Stop Signs for Buses	\$13,000
Emergency Preparedness	22	Water storage, pump and hose	\$5,000
<b>Priority 4</b>			<b>Total</b>
Recreation	40	Additional Sand Trap	\$4,000
ITS	34	CH4 Technology Enhancements	\$44,000
ITS	34	Visual Display Solutions	\$22,000
			<b>Total</b>
			<b>\$70,000</b>



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**BOARD ACTION REQUEST**

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**TO:** BOARD OF DIRECTORS  
**FROM:** FINANCE COMMITTEE  
**SUBJECT:** ACCEPTANCE OF 2014 AUDITED FINANCIAL  
STATEMENTS/ALLOCATION OF EXCESS INCOME  
**DATE:** FEBRUARY 10, 2015  
**CC:** FILE

At the regular scheduled meeting of the Finance Committee on February 17, 2015, the Committee reviewed and approved to recommend to the Board acceptance of the final draft 2014 Financial Statements (Exhibit A).

I move to approve acceptance of the final draft 2014 Golden Rain Foundation financial statements (Exhibit A), reflecting excess income of \$712,850, to allocate the first \$12,627 to the Contingency Operating Fund and the remaining funds to be refunded directly to the Mutual Corporations on a pro rata basis and to direct the Firm of NSBN to prepare the Federal and State Income Tax reports.



# RESOLUTION/MOTION ACTION RECORD

022415d.ii.

Resolution Type: **Approve 2014 audited financial statements**

Pertaining to: **2014 Financial statements/allocated excess income**

Duly adopted at a meeting of the Board of Directors held: **02/24/15**

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

<b>VOTE:</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
President Winkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice President Damoci	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Treasurer Linda Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secretary Mary Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Larry Blake	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Mario Michaelides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director John DeMarco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Paula Snowden	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Joy Reed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Phil Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Kathleen Rapp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Steven McGuigan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Lou Krieger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Denis Craig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Barry Lukoff	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Ron Kravitz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Tim Bolton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Perry Moore	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST: \_\_\_\_\_ ( Secretary) \_\_\_\_\_ (Date)

# EXHIBIT A

## Golden Rain Foundation Balance Sheets December 31, 2014 and 2013

Page 1 of 2

	2014			2013		
	Foundation	Trust	Total	Foundation	Trust	Total
<b>Assets</b>						
<b>Current Assets:</b>						
Cash and cash equivalents	\$ 117,241	\$ -	\$ 117,241	\$ 95,987	\$ -	\$ 95,987
Investments (Note 2)	104,384	-	104,384	898	-	898
Receivables	1,162,531	-	1,162,531	1,305,631	-	1,305,631
Inventory of maintenance supplies	349,260	-	349,260	385,179	-	385,179
Prepaid expenses	487,775	-	487,775	392,460	-	392,460
Total Current Assets	2,221,191	-	2,221,191	2,180,155	-	2,180,155
<b>Designated Deposits (Note 2)</b>						
Contingency Operating Fund	-	697,674	697,674	-	685,047	685,047
Trust Improvement Fund	-	920	920	-	14,989	14,989
Capital Improvement Fund	6,197,314	-	6,197,314	6,026,359	-	6,026,359
Liability Insurance Deductible Fund	1,029,125	-	1,029,125	1,018,261	-	1,018,261
Mutuals' Self Insurance Fund	-	-	-	192,832	-	192,832
Other Restricted Funds	465,045	-	465,045	763,676	-	763,676
Total Designated Deposits	7,691,484	698,594	8,390,078	8,001,128	700,036	8,701,164
<b>Notes Receivable</b>						
Notes Receivable - Membership Fee	701	-	701	3,039	-	3,039
<b>Fixed Assets (Notes 3 and 4)</b>	874,276	29,854,578	30,728,854	931,460	28,173,781	29,105,241
Less: Accumulated Depreciation	(835,465)	(19,054,650)	(19,890,115)	(821,168)	(18,282,830)	(19,103,998)
Net Fixed Assets	38,811	10,799,928	10,838,739	110,292	9,890,951	10,001,243
<b>Premium on Municipal Bonds (net of accumulated amortization of \$123,684 and \$186,915 at December 31, 2013 and 2012, respectively)</b>	25,997	-	25,997	48,161	-	48,161
<b>Total Assets</b>	<u>\$ 9,978,184</u>	<u>\$ 11,498,522</u>	<u>\$ 21,476,706</u>	<u>\$ 10,342,775</u>	<u>\$ 10,590,987</u>	<u>\$ 20,933,762</u>

See accompanying independent auditors' report.  
The notes are an integral part of these financial statements.

**Golden Rain Foundation**  
Balance Sheets  
December 31, 2014 and 2013

Page 2 of 2

	2014			2013		
	Foundation	Trust	Total	Foundation	Trust	Total
<b>Liabilities and Equity</b>						
<b>Current Liabilities:</b>						
Accounts payable	\$ 894,553	\$ -	\$ 894,553	\$ 1,353,074	\$ -	\$ 1,353,074
Accrued expense	964,362	-	964,362	805,441	-	805,441
Due to Contingency Operating Fund	-	-	-	122,060	-	122,060
Accrued property tax	116,770	-	116,770	121,797	-	121,797
Payable to Mutuals - excess income refund	700,223	-	700,223	301,124	-	301,124
Deposits Held in Trust	-	-	-	6,516	-	6,516
Total Current Liabilities	2,675,908	-	2,675,908	2,710,012	-	2,710,012
<b>Non-Current Liabilities:</b>						
Mutuals' Self Insurance Reserve	-	-	-	192,832	-	192,832
Total Liabilities	2,675,908	-	2,675,908	2,902,844	-	2,902,844
<b>Commitments and Contingency</b>						
<b>Equity</b>						
Mutuals' beneficial interest in Trust Assets	-	11,498,522	11,498,522	-	10,588,412	10,588,412
Membership interest						
Membership certificates of 844 shares at \$200 par value, and 5,764 shares at \$250 par value, authorized, issued and outstanding.	1,609,800	-	1,609,800	1,609,800	-	1,609,800
Additional paid in capital	21,137,008	-	21,137,008	20,377,326	2,575	20,379,901
Less cost of assets contributed to the Golden Rain Foundation Trust	(15,444,532)	-	(15,444,532)	(14,547,195)	-	(14,547,195)
Excess Income (Loss) Year To Date	-	-	-	-	-	-
Total Equity	7,302,276	11,498,522	18,800,798	7,439,931	10,590,987	18,030,918
Total Liabilities and Equity	\$ 9,978,184	\$ 11,498,522	\$ 21,476,706	\$ 10,342,775	\$ 10,590,987	\$ 20,933,762

See accompanying independent auditors' report.  
The notes are an integral part of these financial statements.



**Golden Rain Foundation**  
Statements of Revenues and Expenses By Segment  
For the Years Ended December 31, 2014 and 2013

	Trust Operations		Maintenance Services		Management Services		Golden Rain News		All Segments	
	2014	2013	2014	2013	2014	2013	2014	2013	2014	2013
<b>Income:</b>										
Net Billings from Mutuals	\$ 9,394,524	\$ 9,426,760	\$ 1,240,920	\$ 1,263,204	\$ 44,400	\$ 44,400	\$ (98,400)	\$ -	\$ 10,581,444	\$ 10,734,364
Advertising Income	-	-	-	-	-	-	953,136	850,574	953,136	850,574
Rental - Onsite Sales Office	415,613	533,252	-	-	-	-	-	-	415,613	533,252
Rental - Health Care Center	564,000	542,000	-	-	-	-	-	-	564,000	542,000
Income From Superwire	74,721	75,663	-	-	-	-	-	-	74,721	75,663
Other Rental Income	39,482	39,482	-	-	-	-	-	-	39,482	39,482
Interest Income	65,680	85,481	-	-	-	-	-	-	65,680	85,481
Interest Income Allocation	(9,072)	(14,454)	-	-	-	-	2,625	-	68,305	85,481
SRO Labor Cost Recovery	-	-	1,295,911	1,233,841	-	-	-	-	(9,072)	(14,454)
Other Income	265,232	182,776	-	(1)	-	-	-	-	1,295,911	1,233,841
Sub Total	10,810,180	10,870,960	2,536,831	2,497,044	44,400	44,400	(572)	1,029	264,660	183,804
Excess Income Transfers	234,169	80,322	(267,555)	(138,167)	-	-	856,789	851,603	14,248,200	14,264,007
Trust Assets Depreciation	(771,819)	(737,290)	-	-	-	-	33,386	57,845	-	-
<b>Total Income</b>	<b>10,272,530</b>	<b>10,213,992</b>	<b>2,269,276</b>	<b>2,358,877</b>	<b>44,400</b>	<b>44,400</b>	<b>890,175</b>	<b>909,448</b>	<b>13,476,381</b>	<b>13,526,717</b>
<b>Expense:</b>										
Salaries and Benefits	6,393,291	6,431,204	2,135,200	2,154,037	-	-	525,830	570,882	9,054,321	9,156,123
Retirement Plan (Note 5)	77,591	84,074	52,656	55,099	-	-	13,544	15,905	143,791	155,078
Materials and Supplies	480,134	486,540	16,202	71,501	-	-	218,614	198,385	714,950	756,426
Utilities and Trash Hauling	500,642	500,649	17,228	18,087	-	-	6,422	6,794	524,292	523,530
Insurance Premiums	383,196	312,460	-	-	-	-	18,702	9,975	401,898	322,435
Professional Services	253,786	396,067	-	-	-	-	3,426	-	257,212	396,087
Contract Services	166,361	188,771	1,319	785	-	-	94,448	95,672	262,128	285,228
Equipment Maintenance	179,468	144,802	22,901	22,740	-	-	1,520	404	203,689	167,946
Facility Maintenance	1,309,623	1,139,751	55	738	44,400	44,400	1,905	-	1,355,983	1,184,889
Recreation - Entertainment	213,920	136,220	-	-	-	-	-	-	213,920	136,220
Property Taxes and Licenses	33,154	14,709	115	114	-	-	-	-	33,269	14,823
Income Tax	-	30,890	-	-	-	-	-	1,200	-	32,090
Gain on Sale of Equipment	-	-	-	-	-	-	-	-	-	-
Depreciation and Amortization	-	-	10,814	9,594	-	-	3,483	1,965	14,297	11,559
Miscellaneous	281,364	347,635	12,786	28,182	-	-	2,281	8,266	296,431	384,283
Budget Contingency Funding	-	-	-	-	-	-	-	-	-	-
Mutuals' Self-Insurance Funding	-	-	-	-	-	-	-	-	-	-
<b>Total Expenses</b>	<b>10,272,530</b>	<b>10,213,992</b>	<b>2,269,276</b>	<b>2,358,877</b>	<b>44,400</b>	<b>44,400</b>	<b>890,175</b>	<b>909,448</b>	<b>13,476,381</b>	<b>13,526,717</b>
<b>Net Income</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>

See accompanying independent auditors' report.  
The notes are an integral part of these financial statements.

**Golden Rain Foundation**  
Changes in Membership Interest and Trust Equity  
For the Years Ended December 31, 2014 and 2013

	Membership Interest	Additional Net Paid-In Capital	Transfers to Trust	Net Membership Interest	Mutuals' Beneficial Interest In Trust Assets	Total
Balance at January 1, 2013	\$ 1,609,800	\$ 19,422,750	\$ (14,623,164)	\$ 6,409,386	\$ 10,535,621	\$ 16,945,007
Membership Fees	-	962,455	-	962,455	-	962,455
Fund Earnings (net of taxes)	-	11,184	-	11,184	9,395	20,579
Funding From Excess Income					122,060	122,060
Transfers			75,969	75,969	(75,969)	0
Claims Paid	-	(19,183)	-	(19,183)	-	(19,183)
Municipal Bonds Premium Allocation		120		120	(120)	-
Balance at December 31, 2013	1,609,800	20,377,326	(14,547,195)	7,439,931	10,590,987	18,030,918
Membership Fees	-	746,244	-	746,244	-	746,244
Fund Earnings (net of taxes)	-	9,072	-	9,072	145	9,218
Funding From Excess Income					12,627	12,627
Transfers	-	-	(897,338)	(897,338)	897,338	-
Claims Paid	-	1,792	-	1,792		1,792
Municipal Bonds Premium Allocation	-	2,575	-	2,575	(2,575)	-
Balance at December 31, 2014	<u>\$ 1,609,800</u>	<u>\$ 21,137,008</u>	<u>\$ (15,444,532)</u>	<u>\$ 7,302,276</u>	<u>\$ 11,498,522</u>	<u>\$ 18,800,798</u>

See accompanying independent auditors' report.  
The notes are an integral part of these financial statements.

**Golden Rain Foundation**  
**Statements of Cash Flows**  
For the Years Ended December 31, 2014 and 2013

	2014	2013
Cash flows from operating activities:		
Increase in members' equity	\$ 769,880	\$ 1,085,911
Adjustments to reconcile increase in members' equity to net cash provided by operating activities		
Depreciation and amortization	14,297	11,559
Depreciation - trust assets	771,819	737,290
(Increase) in other receivables and accrued interest	143,100	(129,048)
Decrease (increase) in inventory of maintenance supplies	35,919	70,198
(Increase) decrease in prepaid expenses	(95,315)	(150,907)
Decrease in other assets	22,164	39,095
Decrease in notes receivable	2,338	(1,402)
Decrease in accounts payable	(458,522)	57,734
Decrease in due to Contingency Operating Fund	(122,060)	122,060
Increase (decrease) in accrued expenses	153,896	226,316
(Decrease) increase in payable to Mutuals	399,099	(182,542)
(Decrease) in deposits held in trust	(6,516)	6,516
(Decrease) increase in mutuals' self insurance reserve	(192,832)	(232,168)
Net cash provided by operating activities	<u>1,437,267</u>	<u>1,660,612</u>
Cash flows from investing activities:		
Proceeds for the sale of investments	455,000	1,210,000
(Costs) of the investments sold	(455,000)	(1,210,000)
Decrease (increase) of investments and designated deposits	207,600	469,007
Acquisition of fixed assets (excluding construction in progress)	(2,561,596)	(1,074,896)
Additions dispositions in construction in progress for community facili	937,983	(1,123,638)
Net cash (used in) investing activities	<u>(1,416,013)</u>	<u>(1,729,527)</u>
Net cash provided by (used in) financing activities	<u>-</u>	<u>-</u>
Increase in cash and cash equivalents	21,254	(68,915)
Cash and equivalents at beginning of year	95,987	164,902
Cash and equivalents at end of year	<u>\$ 117,241</u>	<u>\$ 95,987</u>
<b>SUPPLEMENTAL DISCLOSURE OF CASH FLOW INFORMATION</b>		
Cash paid for income taxes	\$ -	\$ 18,219
Cash paid for interest	\$ -	\$ -

See accompanying independent auditors' report.  
The notes are an integral part of these financial statements.

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GOLDEN RAIN  
*foundation*  
SEAL BEACH

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MEMO

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**TO:** BOARD OF DIRECTORS  
**FROM:** PHYSICAL PROPERTY COMMITTEE  
**SUBJECT:** FUNDING APPROVAL FOR AMPHITHEATER PAINTING  
**DATE:** FEBRUARY 19, 2015  
**CC:** FILE

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The Amphitheater Stage and Vestibule are in need of paint. The Physical Property Department received three quotes to paint the interior of these areas. After reviewing the bids at its February 13, 2015 meeting, the Physical Property Committee selected General Coatings, for a cost of \$7,450, to complete this task. (See Exhibit A)

An amount of \$6,000.00 was allocated in the approved 2015 Reserves to complete this task. The Physical Property Committee asked the Finance Committee to review available funds to complete this project. The Finance Committee unanimously agreed to proceed with the painting of the Amphitheater Stage and Vestibule at their February 17, 2015 meeting.

I move to approve awarding a contract to General Coatings, for a cost of \$7,450, to paint the Amphitheater Stage and Vestibule area, the funds to come out of the Reserve Account.



**RESOLUTION MOTION ACTION RECORD**

022415g.i.

Resolution Type: **Approve contract**Pertaining to: **Amphitheater painting**Duly adopted at a meeting of the Board of Directors held: **02/24/15**

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

<b>VOTE:</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
President Winkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice President Damoci	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Treasurer Linda Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secretary Mary Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Larry Blake	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Mario Michaelides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director John DeMarco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Paula Snowden	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Joy Reed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Phil Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Kathleen Rapp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Steven McGuigan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Lou Krieger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Denis Craig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Barry Lukoff	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Ron Kravitz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Tim Bolton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Perry Moore	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST: \_\_\_\_\_ (Secretary) \_\_\_\_\_ (Date)



# GENERAL COATINGS CORPORATION

Painting & Waterproofing Contractors

EXHIBIT A

9349 FERON BLVD., RANCHO CUCAMONGA, CA  
(909) 204-4150 OFFICE. (909) 204-4632 FAX  
CONTRACTORS LICENSE # 527547

## PROPOSAL

PROPOSAL SUBMITTED TO:

**Golden Rain Foundation/ George Hurtado**

PHONE

DATE

**02/05/2015**

STREET

**P.O. Box 2069**

JOB NAME

**Amphitheater Interior Walls**

CITY, STATE, AND ZIP CODE

**PO Box 2069 Seal Beach CA. 90740**

JOB LOCATION

**Seal Beach CA.**

ARCHITECT

DATE OF PLANS

**Job walk**

PAGES

FAX

**BASE BID: ..... \$ 7,450.00**

### INCLUSIONS

- **PER JOB WALK**
- **PATCH SMALL NAIL HOLES, SPOT PRIME AND PAINT BY SPECS**
- **REPAINT ALL INTERIOR WALLS AND DOORS**
- **PROTECT FLOORING**

### QUALIFICATIONS:

- **PERSONAL ITEMS TO BE MOVED BY OTHERS**
- **SUPPLY LIFT EQUIPMENT FOR ENTIRE PROJECT**

### EXCLUDES:

- **ANYTHING NOT INCLUDED IN THE SPECIFICATIONS SCOPE OF WORK.**

### ALTERNATE:

- **N/A**

**PAYMENT SCHEDULE:** Payments will be due 10 days from date of invoice. A late charge of 1.5% will be added to late payments. **THE WORK:** GENERAL COATINGS CORPORATION (the "Contractor") will furnish all labor and materials for surface preparation and painting. **THE CONTRACT PRICE:** In consideration, the Owner will pay contractor the "contract price", in strict compliance with the "payment schedule", both of which are set forth above. **ATTORNEY'S FEES:** If any legal action or proceeding arising out of or relating to this contract is brought by either party to this Contract, the prevailing party will be entitled to receive from the other party, in addition to any other relief that may be granted, the reasonable attorney's fees, costs, and expenses incurred in the action or proceeding by the prevailing party.

**NOTE:** This proposal is Void if not accepted within ninety (90) days. All material is guaranteed to be as specified. Work under this proposal is to be done during normal business hours:

**Mon - Fri 7:30 am - 4:00 pm.**

**Acceptance of Proposal -** The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

**AUTHORIZED  
SIGNATURE** \_\_\_\_\_

**TITLE:** **Hector Cueva / Project Manager**

**AUTHORIZED  
SIGNATURE** \_\_\_\_\_

**TITLE:** \_\_\_\_\_ **Date** \_\_\_\_\_

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MEMO

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**TO:** BOARD OF DIRECTORS  
**FROM:** PHYSICAL PROPERTY COMMITTEE  
**SUBJECT:** FUNDING APPROVAL-AMPHITHEATER STAGE FLOOR  
**DATE:** FEBRUARY 19, 2015  
**CC:** FILE

---

The Amphitheater Stage Floor is in need of refinishing. The Physical Property Department received three quotes to sand and refinish the Stage Floor at the Amphitheater (See Exhibit A.) After reviewing the bids at its February 13, 2015 meeting, the Physical Property Committee selected Los Al Builders, for a cost of \$12,865, to complete this task.

An amount of \$8,000 was allocated in the approved 2015 Reserves to complete this task. The Physical Property Committee asked the Finance Committee to review available funds to complete this project. The Finance Committee unanimously agreed to proceed with the refinishing of the Amphitheater Stage Floor at their January 17, 2015 meeting.

I move to approve awarding a contract to Los Al Builders, for \$12,865, to sand and refinish the Stage Floor at the Amphitheater, the funds to come out of the Reserve Account.

**RESOLUTION MOTION ACTION RECORD**

022415g.ii.

Resolution Type: **Approve contract**Pertaining to: **Amphitheater stage floor**Duly adopted at a meeting of the Board of Directors held: **02/24/15**

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

<b>VOTE:</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
President Winkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice President Damoci	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Treasurer Linda Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secretary Mary Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Larry Blake	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Mario Michaelides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director John DeMarco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Paula Snowden	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Joy Reed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Phil Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Kathleen Rapp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Steven McGuigan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Lou Krieger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Denis Craig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Barry Lukoff	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Ron Kravitz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Tim Bolton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Perry Moore	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST: \_\_\_\_\_ (Secretary) \_\_\_\_\_ (Date)





**Proposal**

**Date:** 2/5/2015

**Client:** Golden Rain Foundation  
PO Box 2069  
Seal Beach, Ca. 90740

- Sand approx. 2,852 square feet of hardwood floor in amphitheater
- Apply clear coat finish

**Total Price for above work \$12,865**

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BOARD ACTION REQUEST

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TO: BOARD OF DIRECTORS  
FROM: PHYSICAL PROPERTIES COMMITTEE  
SUBJECT: GLOBE ENTRY MONUMENT, REPAIRS AND CONSERVATION  
DATE: FEBRUARY 16, 2015  
CC: FILE

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At the regular scheduled meeting of the Physical Properties Committee on February 13, 2015, the Committee reviewed three (3) possible options (Exhibit A) regarding the Trust asset identified as the globe.

Our globe, now over 50 years old, has reached a point in its life cycle currently requiring major service and maintenance. The steel structure has evidence of rust and deterioration consistent with long term exposure to a coastal environment. Winds have broken away portions of the continents. Paint and finish is clearly fading and flaking away. The options reviewed were:

1. Repair and conserve the globe.
2. Remove the continents, repair and conserve as a sphere.
3. Permanently remove globe and related infrastructure.

Staff was directed to seek proposals from qualified contractors. Of the six (6) contractors contacted, only United Riggers and Erectors submitted a proposal (exhibit B) due to the unique and specialized work required. United Riggers and Erectors are the prime supplier of large metal globes to venues such as Universal Studios.

During the committee's deliberations it was noted: duly elected members of the Golden Rain Foundation (GRF) Board of Directors (BOD) have a fiduciary\* duty to repair and maintain all Trust property and assets. This is supported by Article V, Section 2 of the GRF By-Laws:

*"... the business and affairs of the Corporation shall be carried on and conducted by the Board of Directors..."*

The obligation of the BOD to exercise the powers of a Corporation is further supported in Civil Code §4805 and Corporations Code §7140.

The unanimous consensus of the committee was that the globe was an iconic element of the community and should be repaired and conserved. The approved 2015 Reserves provided \$50,000 to repaint the globe. This amount when estimated did not consider a full conservation of the globe (sand blasting down to bare metal), special handling and disposal of the paint removed as testing revealed the presence of lead based paint, structural repairs and fixing the rotation gear in place to insure that the globe will last another 50 plus years with proper maintenance.

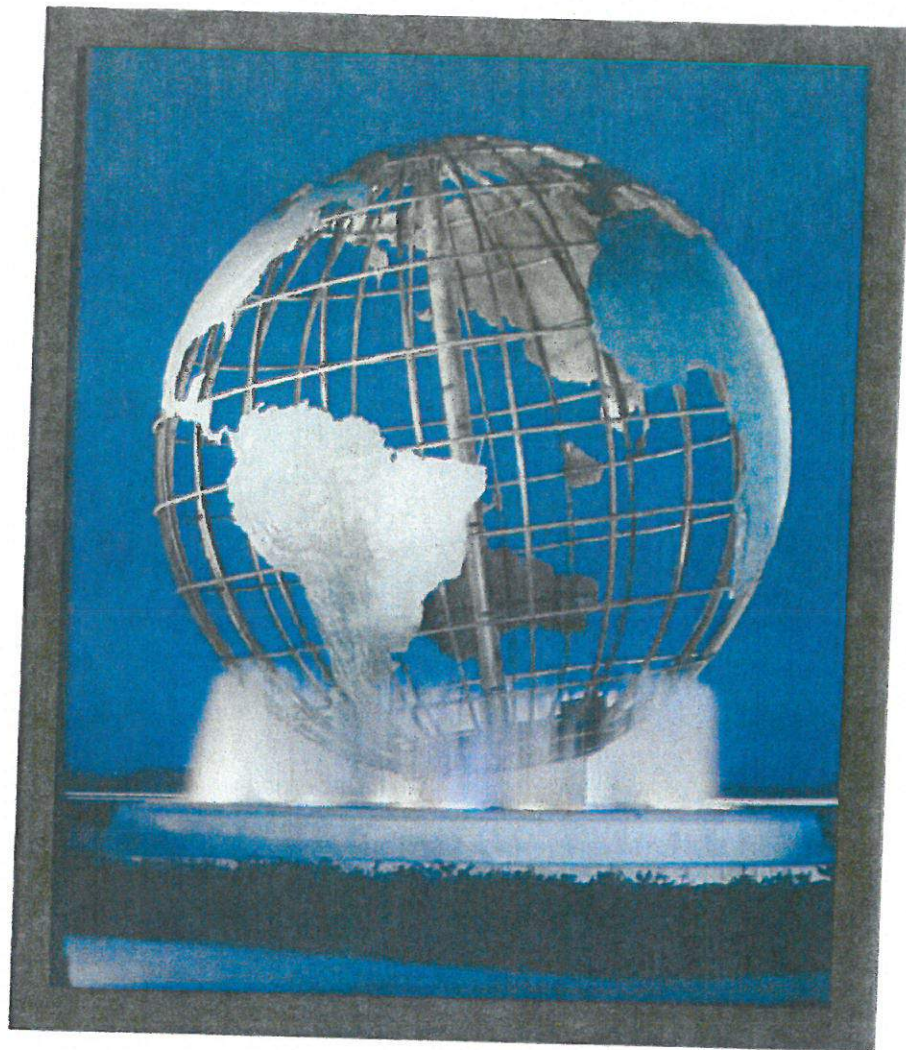
At the regular scheduled meeting of the Finance Committee on February 17, 2015, the committee reviewed the GRF Reserve Funds and found that sufficient reserve funds are available.

I move to approve the repair and conservation of the Trust asset identified as the Globe in an amount not to exceed \$163,270, and authorize the President to sign contractual documents in the repair and restoration of the globe.

*\* Fiduciary Duty: A duty to act for someone else's benefit, while subordinating one's personal interest to that of the other person. It is the highest standard of duty implied by law (e.g., trustee, guardian). -Black's Law Dictionary*



## Exhibit A



### 1968 Leisure World Seal Beach Globe

Our globe, now over 50 years old, has reached a point in its life cycle that now requires major service and maintenance. The steel structure has evidence of rust and deterioration consistent with long term exposure to a coastal environment. Winds have broken away portion of the continents. Paint and finish is clearly fading and flaking away.

The globe has been serviced and repainted over the years and the water feature that once provided the illusion of supporting the globe was dismantled over the years due to escalating maintenance cost. It's now time to determine the course of action as we begin an extremely important service and maintenance cycle.

Three options are:

**Option A - Restore and Preserve the Globe**

- Sand blast down to bare metal
- Repair structure as required
- Repair and/or replace the continents as required
- Prime and paint
- Fix rotation gear in place
- Cost Estimate

Option A Repair and Conserve Globe	
Sandblast, Repair and Paint	\$148,427
Contingency (10%)	\$14,843
Total	\$163,270

**Option B – Preserve the Structure as a Sphere**

- Sand blast down to bare metal
- Repair structure as required
- Remove the continents
- Prime and paint multiple
- Fix rotation gear in place
- Cost estimate

Option B Repair and Conserve (No Continents)	
Sandblast, Repair and Paint	\$142,000
Contingency (10%)	\$14,200
Total	\$156,200

**Option C –Remove the Globe**

- Remove and properly dispose of the globe
- Add landscape
- Cost estimate

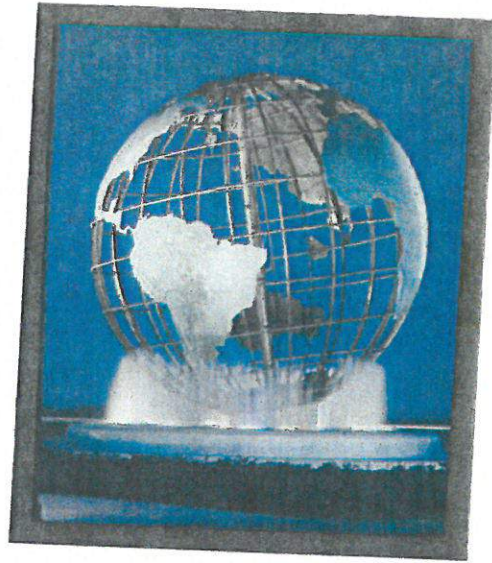
Option C, Remove the Globe	
Demolition and Disposal	\$34,033
Landscape	\$15,000
Contingency (10%)	\$4,903
Total	\$58,840

Notes:

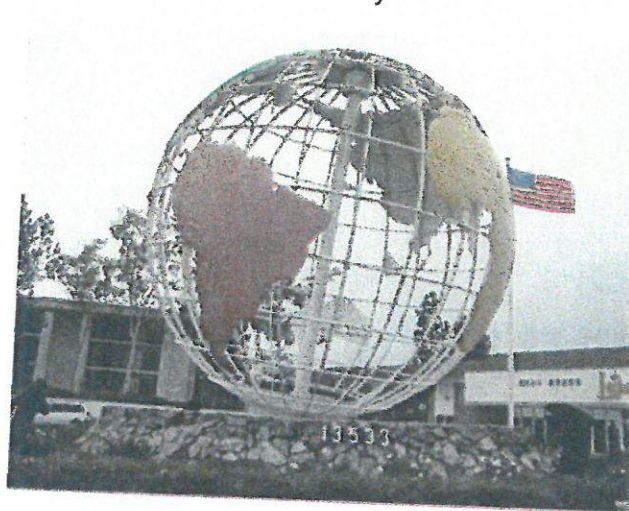
1. Final surface finish to be determined and approved by the GRF Board.
2. Tenting is required for sandblasting and proper disposal of materials as evidence of lead based paint has been identified.
3. Rotation gear to be fixed in place due to lack of availability of parts and condition.
4. Proper disposal in accordance with all Federal and State regulations governing materials that have been coated with lead based paint.
5. Landscaping defined as preparation, soils, irrigation and landscape material to fill and landscape the area known as the upper basin (globe support area)
6. No landscape improvements are planned for the area surrounding the globe in all options.
7. All costs are estimated and based upon visual evidence.



Globe as built



Today



As Proposed

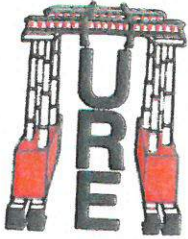




# Globe

Finish as selected by the Architectural Design and Review Sub Committee





**UNITED RIGGERS & ERECTORS, INC.**  
**General Contracting & Engineering**

Plant Dismantling • Erection and Maintenance Service • Steel Fabrication • Rigging • Ironworkers •  
Millwrights Machinery Moving • Industrial Process Piping • Concrete Foundations • California State  
License # 245451

4188 Valley Boulevard • Walnut, CA 91789 • (909) 978-0400 • Fax (909) 978-0410

October 28, 2014

Golden Rain Foundation  
P.O. Box 2069  
Seal Beach, CA 90740

Quotation # 141047

Attn: Mr. David Rudge

**Reference: Leisure World Steel Globe Rehabilitation Project**

United Riggers & Erectors, Inc. is pleased to submit our proposal(s) to furnish all the necessary supervision, labor, tools, and equipment to perform the work outlined below.

**Option A. Full Paint Removal:** This system would require full containment over the scaffolding structure. Then an abrasive blast (SP-10) all exposed surfaces to bare metal, make steel repairs to areas in continents where holes exist, full prime coat application of Tnemec's Hydrozinc 94H20. Intermediate application of L69 Expoline and finish coat of 1029 Enduratone.

Due to liability and costs, we do not feel that removing the continents (Option D) would be a feasible option. All necessary work can be completed from the scaffolding system we are including in our proposals. All hot materials would be properly removed and disposed of.

**Option B.** All of the above plus new continents to accurately depict a globe. Still looking for a metal artist for this possible work.

\*Please note that this option will be a very expensive option which would also have to include option A, containment / sandblast.

**Option C. Demo/Haul away:** the entire Leisure World Globe and demo the entire fountain area, level the area to existing grade and prepare for landscape. All hot materials would be properly handled and disposed of.

**Option D. Overcoat Paint System:** that would include scaffolding the entire globe, it would not require full containment. Pressure wash exposed surfaces. Power tool clean all rusted areas, weld in new steel repair plates where needed, and spot prime with Tnemecs Chembuild 135. Full prime coat application Unibond 115 DF and full finish coat application of 1029 Enduratone. Hot paint would be encapsulated.

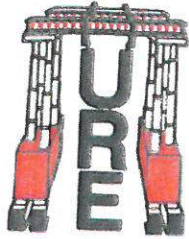
Please note that we included a 4<sup>th</sup> option, that we feel offers the best value without removing or replacing the continents. The paint will come with the same warranty as option A. It also includes making sound repairs to the rusted out areas in the continents. All options except the demolition option includes removing the rotation gear and fix the globe so it cannot rotate. We will also provide full perimeter green screen fence around our work area.

**General Requirements:**

In order to execute this project safely, we will require a free and clear access around the globe, we will leave plenty of room for traffic.

During the painting process, bad weather conditions, high humidity may delay this process.





# UNITED RIGGERS & ERECTORS, INC.

## General Contracting & Engineering

Plant Dismantling • Erection and Maintenance Service • Steel Fabrication • Rigging • Ironworkers •  
Millwrights Machinery Moving • Industrial Process Piping • Concrete Foundations • California State  
License # 245451

4188 Valley Boulevard • Walnut, CA 91789 • (909) 978-0400 • Fax (909) 978-0410

Page 2

We will need to know where all service connections (water / electrical) are located prior to starting the project.  
Our Working Hours are 7:00 a.m. to 3:30 p.m. Monday through Friday.

### Exclusions from this proposal:

1. City or State Permits of any kind
2. Electrical work, plumbing or piping work other than demo
3. Any work with or around hazardous materials other than the paint
4. Any weekend or overtime work
5. Any work not mentioned at our original job-walk

Our price to perform the above mentioned work is as follows:

Option A.....\$148,427.00 (Complete sandblast, containment, continent repairs, primer and paint)

Option B.....Not available at this time (still waiting on an artist to respond)

Option C.....\$34,033.00 (Demo, haul away, and prepare for landscape)

Option D.....\$93,882.00 (Overcoat paint procedure and continent repairs)

All option pricing includes all mark-ups and taxes (where required). It should be understood that these costs are budget estimates for your use. They may vary slightly depending on final discussions and approvals. But they are pretty close to what we expect the project to cost. Please advise if you still would like to pursue Option B.

We carry all the required insurances per industry standards. Copies of our insurance certificates are available upon request. Should you have any questions regarding this proposal, feel free to call me at any time.

Sincerely,

Thomas Larsen  
Project Manager  
United Riggers & Erectors, Inc.  
Cell (562) 755-1362  
email: thomas.larsen@att.net

**SECTION 09 96 00**

**HIGH PERFORMANCE COATING SYSTEMS**

**PART 1 GENERAL**

**1.1 SECTION INCLUDES**

- A. Coating systems for Structural Steel, Non-Ferrous Metals and Previously Coated Metals.

**1.2 RELATED SECTIONS**

- A. Section 05080 - Factory-Applied Metal Coatings.
- B. Section 15075 - Mechanical Identification: Identification of mechanical equipment.
- C. Section 16075 - Electrical Identification: Identification of electrical equipment.

**1.3 REFERENCES**

- A. ASTM D 16 - Terminology Relating to Paint, Varnish, Lacquer, and Related Products.
- B. ASTM D 4263 - Indicating Moisture in Concrete by the Plastic Sheet Method.
- C. ASTM F 1869 - Measuring Moisture Vapor Emission Rate of Concrete Subfloor Using Anhydrous Calcium Chloride.
- D. International Concrete Repair Institute (ICRI) Guideline No. 03732 - Selecting and Specifying Concrete Surface Preparation for Sealers, Coatings, and Polymer Overlays.
- E. SSPC-SP 1 - Solvent Cleaning.
- F. SSPC-SP 2 - Hand Tool Cleaning.
- G. SSPC-SP 3 - Power Tool Cleaning.
- H. SSPC-SP 6/NACE 3 - Commercial Blast Cleaning.

**1.4 DEFINITIONS**

- A. Definitions of Painting Terms: ASTM D 16, unless otherwise specified.
- B. Dry Film Thickness (DFT): Thickness of a coat of paint in fully cured state measured in mils (1/1000 inch).

**1.5 SUBMITTALS**

Exterior High Performance Coatings  
Leisure World Globe Monument

09 96 00



- A. Comply with - Submittal Procedures.
- B. Product Data: Submit manufacturer's product data for each coating, including generic description, complete technical data, surface preparation, and application instructions.
- D. Manufacturer's Quality Assurance: Submit manufacturer's certification that coatings comply with specified requirements and are suitable for intended application.
- E. Applicator's Quality Assurance: Submit list of a minimum of 5 completed projects of similar size and complexity to this Work. Include for each project:
  - 1. Project name and location.
  - 2. Name of owner.
  - 3. Name of contractor.
  - 4. Name of architect.
  - 5. Name of coating manufacturer.
  - 6. Approximate area of coatings applied.
  - 7. Date of completion.
- F. Warranty: Submit manufacturer's standard warranty.

#### 1.6 QUALITY ASSURANCE

- A. Manufacturer's Qualifications:
  - 1. Specialize in manufacture of coatings with a minimum of 10 years successful experience.
  - 2. Able to demonstrate successful performance on comparable projects.
  - 3. Single Source Responsibility: Coatings and coating application accessories shall be products of a single manufacturer.
- B. Applicator's Qualifications:
  - 1. Experienced in application of specified coatings for a minimum of 5 years on projects of similar size and complexity to this Work.
  - 2. Applicator's Personnel: Employ persons trained for application of specified coatings.
- C. Mock-Ups: Prepare 2 foot x 3 foot mock-up for each coating system specified using same materials, tools, equipment, and procedures intended for actual surface preparation and application. Obtain Architect's approval of mock-ups. Retain mock-ups to establish intended standards by which coating systems will be judged.
- D. **Adhesion Tests need to be performed to ensure the existing coating is in sound condition.**
- D. Preapplication Meeting: Convene a preapplication meeting 2 weeks before start of application of coating systems. Require attendance of parties directly affecting work of this section, including Contractor, Architect, applicator, and manufacturer's representative. Review the following:
  - 1. Environmental requirements.
  - 2. Protection of surfaces not scheduled to be coated.
  - 3. Surface preparation.
  - 4. Application.

5. Repair.
6. Field quality control.
7. Cleaning.
8. Protection of coating systems.
9. One-year inspection.
10. Coordination with other work.

#### 1.7 DELIVERY, STORAGE, AND HANDLING

- A. Delivery: Deliver materials to site in manufacturer's original, unopened containers and packaging, with labels clearly identifying:
  1. Coating or material name.
  2. Manufacturer.
  3. Color name and number.
  4. Batch or lot number.
  5. Date of manufacture.
  6. Mixing and thinning instructions.
- B. Storage:
  1. Store materials in a clean dry area and within temperature range in accordance with manufacturer's instructions.
  2. Keep containers sealed until ready for use.
  3. Do not use materials beyond manufacturer's shelf life limits.
- C. Handling: Protect materials during handling and application to prevent damage or contamination.

#### 1.8 ENVIRONMENTAL REQUIREMENTS

- A. Weather:
  1. Air and Surface Temperatures: Prepare surfaces and apply and cure coatings within air and surface temperature range in accordance with manufacturer's instructions.
  2. Surface Temperature: Minimum of 5 degrees F (3 degrees C) above dew point.
  3. Relative Humidity: Prepare surfaces and apply and cure coatings within relative humidity range in accordance with manufacturer's instructions.
  4. Precipitation: Do not prepare surfaces or apply coatings in rain, snow, fog, or mist.
  5. Wind: Do not spray coatings if wind velocity is above manufacturer's limit.
- B. Ventilation: Provide ventilation during coating evaporation stage in confined or enclosed areas in accordance with manufacturer's instructions.
- C. Dust and Contaminants:
  1. Schedule coating work to avoid excessive dust and airborne contaminants.
  2. Protect work areas from excessive dust and airborne contaminants during coating application and curing.

## PART 2 PRODUCTS

### 2.1 MANUFACTURER

Exterior High Performance Coatings  
Leisure World Globe Monument

09 96 00

- A. Tnemec Company Incorporated, 6800 Corporate Drive, Kansas City, Missouri 64120-1372. Phone (310) 804-2325 Dustin Kaatz. Web Site [www.tnemec.com](http://www.tnemec.com).

## 2.2 COATING SYSTEMS FOR STEEL-FERROUS – EXTERIOR- Complete Removal

- A. Atmospheric, UV Exposure, Physically Abused Steel:
1. System Type: Hybrid Epoxy/ Urethane.
  2. Surface Preparation: SSPC-SP 6/NACE
  3. Primer: Series 90-97 or 94H20 Tneme-Zinc @ 2.5 to 3.5 mils DFT.
  4. Intermediate: Series 27WB Typoxy. DFT 4.0 to 6.0 mils.
  5. Finish Coat: Series V1070 DFT 2.0 to 5.0 mils
  6. Total DFT: 6.0 to 11.0 mils.
  7. Finish Color: Selected By Architect

## 2.3 COATING SYSTEMS FOR NONFERROUS METAL – EXTERIOR- Complete Removal

- A. Harsh Atmospheric Exposure, UV Exposure:
1. System Type: Hybrid Epoxy/Urethane.
  2. Surface Preparation: Abrasive blast and/or mechanically abraded to create a uniform 1-2 mil anchor profile. Surface should not be burnished from over preparation.
  3. Primer: Series 27 WB Typoxy. DFT 2.0 to 3.0 mils.
  4. Finish Coat: Series V1070 Fluoronar. DFT 2.0 to 3.0 mils.
  5. Total DFT: 4.0 to 6.0 mils.
  6. Finish Color: Selected By Architect

## 2.4 COATING SYSTEMS FOR PREVIOUSLY COATED SUBSTRATES- EXTERIOR

- A. Harsh Atmospheric Exposure, UV Exposure:
1. System Type: Hybrid Epoxy/Urethane.
  2. Surface Preparation: Mechanically abraded to create a uniform scarification of the existing coating. Dull and De-Gloss existing coatings. SSPC-SP2/3
  3. Primer/ Tie Coat: Series 27 WB Typoxy. DFT 2.0 to 3.0 mils.
  4. Finish Coat: Series V1070. DFT 2.0 to 3.0 mils.
  5. Total DFT: 4.0 to 6.0 mils.
  6. Finish Color: Selected By Architect

## 2.4 COATING SYSTEMS FOR PREVIOUSLY COATED SUBSTRATES- EXTERIOR- Dry Fall

- A. Harsh Atmospheric Exposure, UV Exposure:
1. System Type: Hybrid Epoxy/Urethane.
  2. Surface Preparation: Mechanically abraded to create a uniform scarification of the existing coating. Dull and De-Gloss existing coatings. SSPC-SP2/3
  3. 3. Primer/ Tie Coat: Series 115 Unibond. DFT 2.0 to 3.0 mils.
  4. Finish Coat: Series 1029 Enduratone. DFT 2.0 to 3.0 mils
  6. Finish Color: Selected By Architect

**2.5 COATING SYSTEMS FOR GALVANIZED SUBSTRATES- EXTERIOR- Dry Fall**

- A. Harsh Atmospheric Exposure, UV Exposure:
  - 1. System Type: Hybrid Epoxy/Urethane.
  - 2. Surface Preparation: SSPC\_SP16 or Acid-Etch per Tnemec Tech Bulletin 10-78
  - 3. Primer/ Tie Coat: Series 115 Unibond. DFT 2.0 to 3.0 mils.
  - 4. Finish Coat: Series 1029 Enduratone. DFT 2.0 to 3.0 mils.
  - 5. Total DFT: 4.0 to 6.0 mils.
  - 6. Finish Color: Selected By Architect

**2.6 ACCESSORIES**

- A. Coating Application Accessories:
  - 1. Accessories required for application of specified coatings in accordance with manufacturer's instructions, including thinners.
  - 2. Products of coating manufacturer.

**PART 3 EXECUTION****3.1 EXAMINATION**

- A. Examine areas and conditions under which coating systems are to be applied. Notify Architect of areas or conditions not acceptable. Do not begin surface preparation or application until unacceptable areas or conditions have been corrected.

**3.2 PROTECTION OF SURFACES NOT SCHEDULED TO BE COATED**

- A. Protect surrounding areas and surfaces not scheduled to be coated from damage during surface preparation and application of coatings.
- B. Immediately remove coatings that fall on surrounding areas and surfaces not scheduled to be coated.

**3.3 SURFACE PREPARATION OF STEEL**

- A. Prepare steel surfaces in accordance with manufacturer's instructions.
- B. Fabrication Defects:
  - 1. Correct steel and fabrication defects revealed by surface preparation.
  - 2. Remove weld spatter and slag.
  - 3. Round sharp edges and corners of welds to a smooth contour.
  - 4. Smooth weld undercuts and recesses.
  - 5. Grind down porous welds to pinhole-free metal.
  - 6. Remove weld flux from surface.
- C. Ensure surfaces are dry.



- D. Remove visible oil, grease, dirt, dust, mill scale, rust, paint, oxides, corrosion products, and other foreign matter in accordance with SSPC-SP 6/NACE 3, unless otherwise specified.
- E. Abrasive Blast-Cleaned Surfaces: Coat abrasive blast-cleaned surfaces with primer before visible rust forms on surface. Do not leave blast-cleaned surfaces uncoated for more than 8 hours.
- F. Shop Primer: Prepare shop primer to receive field coat in accordance with manufacturer's instructions.
- G. All exposed steel to receive Steel Coating System per the following:  
Surface Preparation: SSPC-SP6 Commercial Blast Clean.  
Prime Coat: Organic Urethane Zinc Rich conforms to SSPC Paint 20 type II and with the requirements of AISC "Allowable Stress Design Specification for Structural Joints using ASTM A325 or A490 Bolts" for a Class B Coating by testing method to determine the slip coefficient for coatings used in bolted connections. Products known to comply include the following.
  - 1. Themec Company: 90-97 or 94H20 Theme-Zinc @ 2.5 to 3.5 mils DFT.

#### 3.4 SURFACE PREPARATION OF GALVANIZED STEEL AND NONFERROUS METAL

- A. Prepare galvanized steel and nonferrous metal surfaces in accordance with manufacturer's instructions.
- B. Ensure surfaces are dry.
- C. Remove Rust From Galvanized Steel:
  - 1. Remove white rust from galvanized steel by hand or power brushing.
  - 2. Remove rust from old galvanized steel in accordance with SSPC-SP 2 or SP 3.
  - 3. Do not damage or remove galvanizing.
- D. For interior and exterior moderate to severe exposure, galvanized surfaces shall be prepared by abrasive blast and/or chemical cleaning.
  - 1. Remove visible oil, grease, dirt, dust, protective mill coatings, and other soluble contaminants in accordance with SSPC-SP 1 or manufacturer's instructions as specified for coating system. Follow initial cleaning with one of the following Methods:
    - 1) SURFACE PREPARATION METHOD A (Preferred): Thoroughly roughen the entire surface to be coated using compressed air brush off blast cleaning with a fine abrasive to achieve a uniform anchor profile of 1-2 mils. Reference ASTM D 6386-99 (2005) Section 5.4.1.
    - 2) SURFACE PREPARATION METHOD B (Alternate method when Method A is not feasible): Chemically treat with one of the following products to etch the galvanized surface to be coated: Clean & Etch by Great Lakes Laboratory, Krud-Kutter Metal Clean and Etch or Henkel Galvaprep 5. Reference Tech Bulletin 10-78 and ASTM D 6386-99 (2005) Section 5.4.2.

### 3.5 APPLICATION

- A. Apply coatings in accordance with manufacturer's instructions.
- B. Mix and thin coatings, including multi-component materials, in accordance with manufacturer's instructions.
- C. Keep containers closed when not in use to avoid contamination.
- D. Do not use mixed coatings beyond pot life limits.
- E. Use application equipment, tools, pressure settings, and techniques in accordance with manufacturer's instructions.
- F. Uniformly apply coatings at spreading rate required to achieve specified DFT.
- G. Apply coatings to be free of film characteristics or defects that would adversely affect performance or appearance of coating systems.
- H. Stripe paint with brush critical locations on steel such as welds, corners, and edges using specified primer.

### 3.6 REPAIR

- A. Materials and Surfaces Not Scheduled To Be Coated: Repair or replace damaged materials and surfaces not scheduled to be coated.
- B. Damaged Coatings: Touch-up or repair damaged coatings. Touch-up of minor damage shall be acceptable where result is not visibly different from adjacent surfaces. Recoat entire surface where touch-up result is visibly different, either in sheen, texture, or color.
- C. Coating Defects: Repair in accordance with manufacturer's instructions coatings that exhibit film characteristics or defects that would adversely affect performance or appearance of coating systems.

### 3.7 FIELD QUALITY CONTROL

- A. Inspector's Services:
  - 1. Verify coatings and other materials are as specified.
  - 2. Verify surface preparation and application are as specified.
  - 3. Verify DFT of each coat and total DFT of each coating system are as specified using wet film and dry film gauges.
  - 4. Coating Defects: Check coatings for film characteristics or defects that would adversely affect performance or appearance of coating systems.
  - 5. Report:
    - a. Submit written reports describing inspections made and actions taken to correct nonconforming work.
    - b. Report nonconforming work not corrected.
    - c. Submit copies of report to Architect and Contractor.

- B. Manufacturer's Field Services: Manufacturer's representative shall provide technical assistance and guidance for surface preparation and application of coating systems.

### 3.8 CLEANING

- A. Remove temporary coverings and protection of surrounding areas and surfaces.

### 3.9 PROTECTION OF COATING SYSTEMS

- A. Protect surfaces of coating systems from damage during construction.

### 3.10 ONE-YEAR INSPECTION

- A. Owner will set date for one-year inspection of coating systems.
- B. Inspection shall be attended by Owner, Contractor, Architect, and manufacturer's representation.
- C. Repair deficiencies in coating systems as determined by Architect in accordance with manufacturers instructions.

### 3.11 SCHEDULES

- A. Coating System Schedule: All exposed steel and metal members shall be coated as per these specifications. The coating contractor shall determine the sequence of colors. All colors shall be masked for clean color separations according to the schedule:

END OF SECTION





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## BOARD ACTION REQUEST

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**TO:** BOARD OF DIRECTORS  
**FROM:** RECREATION COMMITTEE  
**SUBJECT:** AMPHITHEATER RIGGING SERVICE  
**DATE:** FEBRUARY 10, 2015  
**CC:** FILE

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The Amphitheater rigging is currently overdue for service and replacement of components and was included in the approved Reserves expenditures for 2015 (Exhibit A). The rigging systems, which includes all devices to raise and lower all of the overhead lighting, draperies, and prop rods is clearly showing signs of age and deterioration and has resulted in the failure of lines, which separated.

The last time the rigging has been serviced was approximately twenty years ago. The Recreation Department solicited bids from four contractors. Two of the contractors responded and performed a site inspection of the rigging system.

The Recreation Department reviewed the proposals from Branam Enterprises, Inc., in the amount of \$23,320.00 and Tru-Roll Theatrical Rigging & Hardware, in the amount of \$25,999.00 (Exhibit B). The Department reported to the Committee that upon inspection of the proposals, the proposal provided by Branam Enterprises, Inc. was vague in scope and open to excessive change orders.

At its meeting on February 9, 2015, the Recreation Committee unanimously recommended that the Board award a contract of \$29,559.00 to Tru-Roll Theatrical Rigging & Hardware for the service and upgrade of the Amphitheater rigging system and to allow the Recreation Chair to approve contingencies not to exceed a total project cost of \$28,158.90.

I move to approve awarding a contract to Tru-Roll Theatrical Rigging & Hardware, in the amount of \$28,158.90 (Reserve funds), per the proposal dated November 3, 2014, and to authorize the President to sign the contract.



# RESOLUTION/MOTION ACTION RECORD

022415h.i.

Resolution Type: **Approve contract**

Pertaining to: **Replace Amphitheater Rigging Service**

Duly adopted at a meeting of the Board of Directors held: **02/24/15**

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

<b>VOTE:</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
President Winkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice President Damoci	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Treasurer Linda Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secretary Mary Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Larry Blake	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Mario Michaelides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director John DeMarco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Paula Snowden	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Joy Reed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Phil Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Kathleen Rapp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Steven McGuigan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Lou Krieger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Denis Craig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Barry Lukoff	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Ron Kravitz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Tim Bolton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Perry Moore	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST: \_\_\_\_\_ ( Secretary) \_\_\_\_\_  
(Date)

# Exhibit A

## Proposed Reserve Expenditures for 2015

Department	Dept CC	Description	Total
Emergency Preparedness	22	Plastic Shed - Replace Emergency Shed	\$ 3,500 \$ 3,500
Purchasing	32	Rack & storage system for warehouse	\$ 12,000 \$ 12,000
ITS	34	St. Andrews & North Gate Server Replacements (Incl. 10% contingency) Server Rack Cabinet UPS Backup Power Unit (Incl. 10% contingency) Replace Wireless Access Points at Clubhouses (Incl. 10% contingency)	\$ 3,300 \$ 3,300 \$ 8,800 \$15,400
Library	35	Replace Floor, Friends of the Library Reupholster Furniture	\$ 3,000 \$ 4,500 \$7,500
News	36	Glass Door	\$ 3,000 \$3,000
Transportation	38	Replace Rollaway Storage with Tools	\$ 10,000 \$10,000
Amphitheater	45	Replace Rigging Paint Amphitheater Refinish Flooring	\$ 25,000 \$ 6,000 \$ 8,000 \$39,000
Pool	48	Replace Hot Tub Cover Concrete Replacement	\$ 2,500 \$ 3,000 \$5,500
Clubhouse One	51	BBQ Replacement 25 Long Tables 30 Card Tables 40 Arm Chairs	\$ 3,500 \$ 2,500 \$ 2,500 \$ 6,000 \$14,500
Clubhouse Two	52	2 Portable Microphone Systems Lathe, woodshop #2 40 Arm Chairs	\$ 4,000 \$ 5,000 \$ 6,000 \$15,000
Clubhouse Three	53	4 Portable Microphone Systems 40 Arm Chairs Interior Painting	\$ 8,000 \$ 6,000 \$ 15,000 \$29,000
Clubhouse Four	54	30 Round Tables, 60" diameter 2 Portable Microphone Systems 40 Arm Chairs Recover Partitions New Kitchen Floor Emergency Generator	\$ 5,000 \$ 4,000 \$ 6,000 \$ 6,000 \$ 4,500 \$ 2,500 \$28,000
Clubhouse Five	55	New Bathroom Flooring by Café	\$ 2,500 \$2,500
Clubhouse Six	56	1 Portable Microphone Systems 40 Arm Chairs	\$ 2,500 \$ 6,000 \$8,500
Service Maintenance	74	Pipe Cut-and-Thread Unites (2)	\$ 12,000 \$12,000
Svc Maint. Supervision	75	Remodel Service Mtnc Ofc (lights, paint, carpet, work stations)	\$ 17,000 \$17,000
Community Facilities	79	Street resurfacing, St. Andrews Drive 56 Trees Replaces in street medians Perimeter Wall, Sections J & K Main Gate Beautification - Globe	\$ 760,000 \$ 125,000 \$ 650,000 \$ 50,000 \$1,585,000
TOTAL			\$1,807,400
Amount over/under current annual reserve funding of \$1,000,000			(807,400)

Note: Pending adjustment of reserve study



November 3, 2014

Mr. Terry DeLeon  
Recreation Supervisor  
Golden Rain Foundation  
PO Box 2069  
Seal Beach, CA. 90740  
[terryd@lwsb.com](mailto:terryd@lwsb.com)

Subject: Amphitheatre Stage Rigging System Upgrade

Dear Mr. DeLeon,  
Based on our conversations and on-site field survey of the existing rigging system we offer the following proposal to upgrade the system as detailed below.

**Traveler Track Systems**

There are six track systems however only five of them are rigged with drapery. Scope includes replacement of suspension chain hangs with rated beam clamps and chain for all six tracks. No upgrade of operational components of track or drapery included.

**Hemp Sets**

There are four hemp sets. Scope includes replacement of 1/2" hemp with new 1/2" poly rope, trim clamps and vinyl sandbags. In addition we will lubricate the existing head and loft blocks. Since we could not access the blocks to perform detailed inspection of their condition replacement, repair or upgrade of the existing blocks is excluded. Should we discover any blocks that warrant upgrade we will quote accordingly.

**Wire Guided Counterweight Sets**

There are five manually operated wire guided counterweighed sets. Scope includes replacement of the following items:

- Wire guided arbors
- Floor mounted rope lock/tension blocks
- 1/4" cable, cable guides and termination hardware
- 3/4" operating line

Again, we were unable to access the condition of the existing head and loft blocks. We will include lubrication of the existing blocks however if it is determined that replacement is required we will quote accordingly. Also, we will reuse the existing counterweight.

TRU-ROLL™ A Division of Advanced Entertainment Technology  
735 Los Angeles Avenue, Monrovia CA 91016 phone: 626 599 8337 fax: 626 599 8447  
email: [ralph@truroll.com](mailto:ralph@truroll.com) - visit our website: <http://www.truroll.com>



**Microphone and Mirror Ball Sets**

There are two sets of (3) microphone pick lines and one set for the Mirror Ball.  
Scope includes replacement of the following elements:

- All pulleys
- Lift line rope
- Termination hardware
- Sandbags with vinyl type
- Wall tie-off including 2 ½" guide sheaves and tie off cleats

Repair or replacement of any damaged microphone/mic cables or to the Mirror Ball are not included.

Price	\$23,240.00
Sales tax on materials	<u>1,040.00</u>
Total	\$24,280.00

**Clarifications:**

Bond, special permits, fees or licenses are excluded.

Please add \$350.00 to our proposal if Waiver of Subrogation is required.

All work performed during normal business hours Monday through Friday.

Owner to provide clear and unobstructed access to the stage area during all renovation work.

Please confirm whether a scissor lift with reach of 28ft. can be utilized on the stage floor.

We suggest rigging upgrade be performed prior to resurfacing the stage floor so as not to scuff or damage the floor with the scissor lift /scaffold.

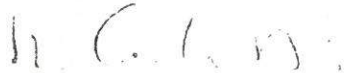
On a separate note, the existing light fixtures on both the wire guided sets and the side stage light trees do not have safety cables affixed to them. We counted a total of 47 fixtures requiring these cable and suggest they be added. If you need a source to purchase them please let us know and we will provide a few vendors.

Quoted prices are valid for 90 days.

One year parts and labor warranty limited to materials provided and exclude existing equipment.

Please contact me directly with any questions you may have and thank you for considering Tru Roll.

Sincerely,



Ralph Cichetti  
VP Operations and Sales

TRU-ROLL™ A Division of Advanced Entertainment Technology  
735 Los Angeles Avenue, Monrovia CA 91016 phone: 626 599 8337 fax: 626 599 8447  
email: [ralph@truroll.com](mailto:ralph@truroll.com) - visit our website: <http://www.truroll.com>



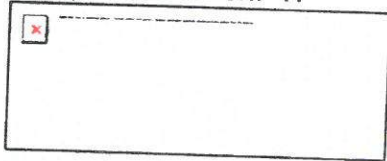
**Terry DeLeon**

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**From:** Ralph Cichetti <rcichetti@aetfx.com>  
**Sent:** Thursday, January 29, 2015 10:32 AM  
**To:** Terry DeLeon  
**Subject:** Amphitheatre Rigging Upgrade

Terry,  
Cost for rental of a 30 ft. Genie lift including delivery and pick up,  
environmental fees and taxes will be \$969.00.

Please call with questions.  
Ralph Cichetti  
VP of Operations & Sales  
Tru-Roll Theatrical Rigging & Hardware  
[ralph@truroll.com](mailto:ralph@truroll.com)  
(626) 599-8337 ex. 41



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# BRANAM ENTERPRISES, INC.

9152 Independence Ave.  
Chatsworth, CA 91311

P| 818.885.6474 F| 818.885.6475  
WWW.BRANAMENT.COM

## Estimate

DATE	ESTIMATE #
10/9/2014	13569

### CUSTOMER

Terry DeLeon, Recreation Supervisor  
Golden Rain Foundation  
P.O. Box 2069  
Seal Beach, CA 90740

### CONTACT

TERRY DELEON

PROJECT/ PO#

### TERMS

See Below

QTY	DESCRIPTION	DURATION	PRICE EACH	TOTAL
	PRELIMINARY ESTIMATE - PENDING FINAL SCOPE & DAYS FOR ARBOR RESTORATION			
	EQUIPMENT PACKAGE: Parts, rigging, hardware @\$3,000	Sale	3,000.00	3,000.00T
	LABOR PACKAGE:			
2	Shop Labor X2 for Custom Job Preparation @\$550/man/day	2 days	1,100.00	2,200.00
1	Rigging Supervisor @\$950/man/day	5 days	4,750.00	4,750.00
3	Riggers @\$850/man/day	5 days	4,250.00	12,750.00
	NOTE: Labor is based on an 8-hour day. OT after 8, double time after 12.			
1	Delivery @ \$350		350.00	350.00
	FOUNDATION ARRANGES & PAYS FOR: Two (2) single man motorized lift GR-20			
	TERMS: 50% advance deposit upon confirmation. Balance due upon completion. Sales Tax		9.00%	270.00

**Total** \$23,320.00



### CONDITIONS:

- Sign and return copy of estimate or provide a PO# to confirm. Branam cannot guarantee availability without confirmation.
- Sign and return copy of Branam Rental Contract.
- Provide Certificate of Insurance naming Branam additional insured.
- Quoted rates are valid for 30 days, and rental period is to include travel to and from our facility unless otherwise agreed upon.

Print authorized name: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

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## BOARD ACTION REQUEST

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**TO:** BOARD OF DIRECTORS  
**FROM:** RECREATION COMMITTEE  
**SUBJECT:** POOL RENOVATION CONCEPT PLAN  
**DATE:** FEBUARY 13, 2015  
**CC:** FILE

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The Pool Planning Sub Committee began meeting in October 2014 to look at all previous plans and all possible locations for a new pool complex. After eliminating Clubhouse Two as a possible location due to the absence of natural gas and the cost of trenching a line from the Clubhouse Four area as well as looking at the Clubhouse Four bus parking area, and looking at Clubhouse One, the consensus of opinion was to keep the cost down by choosing the current location.

The current location has sufficient room that can be used more effectively and could include a second story exercise area making showers available for gym patrons while freeing the Clubhouse Six room for other uses. It would provide a centrally located sports complex that includes the golf course.

The plan includes a new lap pool, the existing pool that could be modified for water aerobics and volleyball and the existing hot tub. The men's and women's locker room areas would be housed on the lower level of the building and the exercise room would be on the upper level overlooking the golf course. The golf starter's shack would be moved to the Clubhouse One end of the golf course. Sewer and electrical hookups already exist in that located. Construction will be planned in phases to allow partial use of the facilities during renovation.

The estimated cost for engineering and architectural drawings is \$100,000. Building construction cost per square foot is estimated at \$250. The estimated total for the project per Exhibit A is estimated at \$2,500,000 to \$3,000,000.

The current buildings are at the end of their useful life and need to be replaced. The Recreation Committee recommends approval of the renovation concept plan in order to begin initial planning and budgeting for the replacement of the Trust asset.



I move to approve the concept as noted in Exhibit A and authorize the Recreation Committee to continue the development of costs for architectural and engineering plans and documents to be presented as part of the 2016 budget process.

# RESOLUTION/MOTION ACTION RECORD

022415h.ii.

Resolution Type: **Approve concept**

Pertaining to: **Pool renovation concept plan**

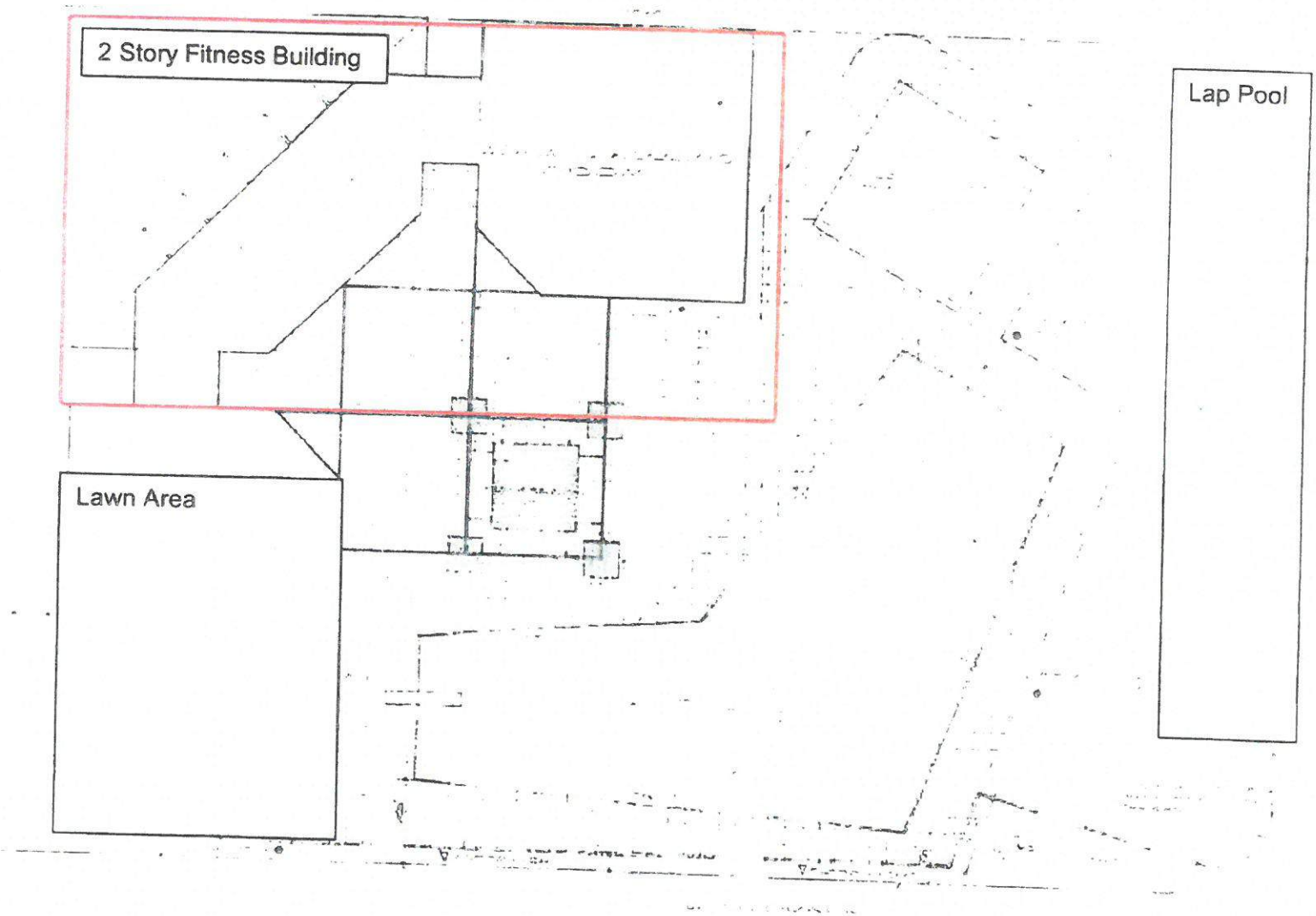
Duly adopted at a meeting of the Board of Directors held: **02/24/15**

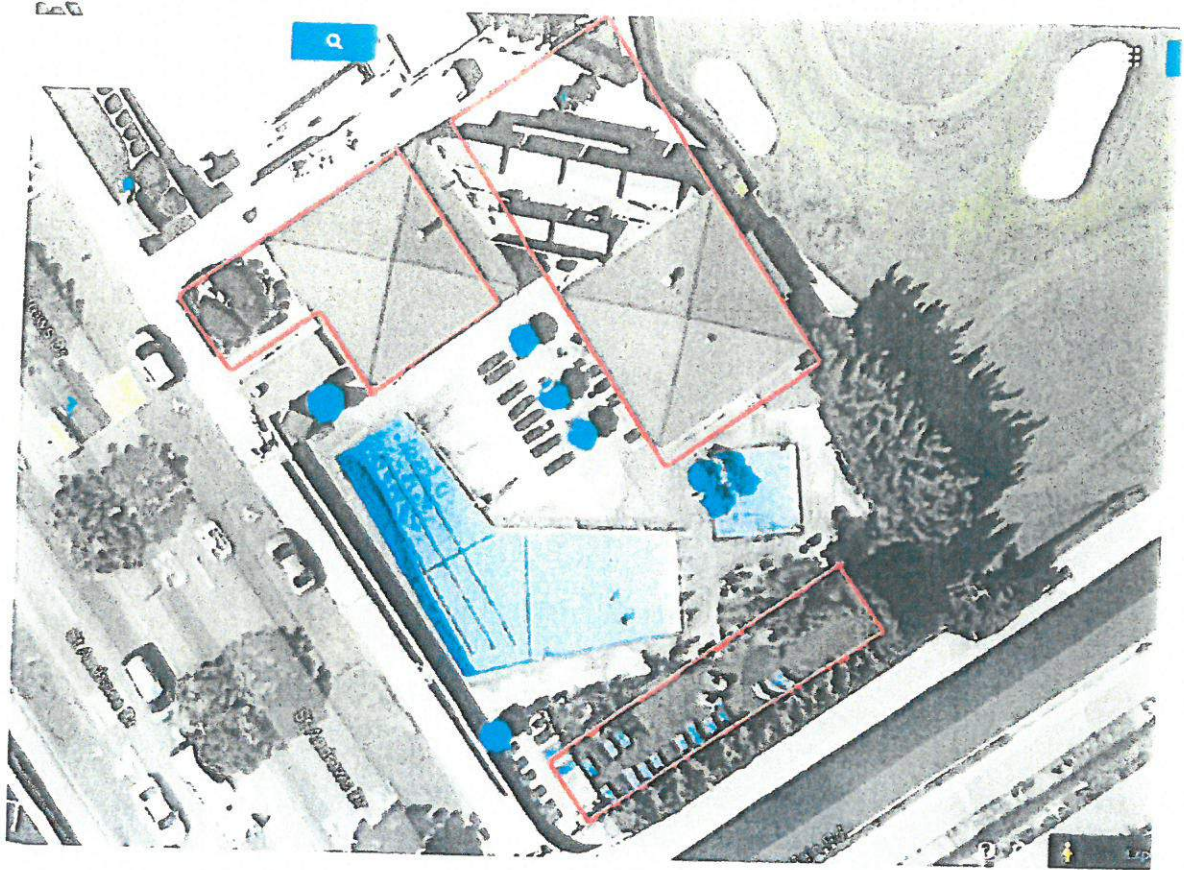
Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

<b>VOTE:</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
President Winkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice President Damoci	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Treasurer Linda Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secretary Mary Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Larry Blake	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Mario Michaelides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director John DeMarco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Paula Snowden	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Joy Reed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Phil Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Kathleen Rapp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Steven McGuigan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Lou Krieger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Denis Craig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Barry Lukoff	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Ron Kravitz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Tim Bolton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Perry Moore	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST: \_\_\_\_\_ ( Secretary) \_\_\_\_\_ (Date)

EXHIBIT A







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**BOARD ACTION REQUEST**

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**TO:** BOARD OF DIRECTORS  
**FROM:** SECURITY, BUS, AND TRAFFIC COMMITTEE  
**SUBJECT:** AMEND POLICY 5535 – PEDESTRIAN GATE SECURITY  
**DATE:** FEBRUARY 24, 2015  
**CC:** FILE

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A request was received from Mr. Michaelides, GRF Representative, Mutual One, to provide the Security, Bus, and Traffic Committee with a proposed amendment to GRF Policy 5535, Pedestrian Gate Security. The amendment would extend the closing time of the Jim's Gate from 9:00 p.m. to 10:00 p.m. to provide greater access to Mutual One Members.

I move the Board amend Policy 5535, Pedestrian Gate Security, to extend its availability to 10:00 p.m.

**RESOLUTION MOTION ACTION RECORD**

022415i.i.

Resolution Type: **Amend Policy 5535, Pedestrian Gate Security**Pertaining to: **Pedestrian gate security**Duly adopted at a meeting of the Board of Directors held: **02/24/15**

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

<b>VOTE:</b>	<b>YES</b>	<b>NO</b>	<b>ABSTAIN</b>	<b>ABSENT</b>
President Winkler	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice President Damoci	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Treasurer Linda Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secretary Mary Wood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Larry Blake	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Mario Michaelides	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director John DeMarco	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Paula Snowden	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Joy Reed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Phil Hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Kathleen Rapp	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Steven McGuigan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Lou Krieger	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Denis Craig	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Barry Lukoff	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Ron Kravitz	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Tim Bolton	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Perry Moore	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

ATTEST: \_\_\_\_\_ (Secretary) \_\_\_\_\_ (Date)

**GOLDEN RAIN OPERATIONS****BOARD INTERNAL OPERATIONS****AMEND****Pedestrian Gate Security**

Pedestrian gates at Seal Beach Leisure World are equipped with key-card locks and can be opened by residents using their I.D. cards. When not intended for use, the gates are padlocked so they cannot be opened.

The following pedestrian gates will be available for use as follows:

<b>CHURCH GATE:</b>	Daily from 6:00 a.m. to 9:00 p.m.
<b>JIM'S GATE:</b>	Daily from 6:00 a.m. to 10:00 p.m.
<b>MAIN GATE:</b>	Daily from 6:00 a.m. to 11:00 p.m.
<b>ST. ANDREWS GATE:</b>	Daily from 6:00 a.m. to 9:00 p.m.
<b>NORTH GATE:</b>	Daily from 6:00 a.m. to 9:00 p.m.

**Policy**

Adopted: 15 May 79  
 Amended: 19 Jun 79  
 Amended: 18 Nov 86  
 Amended: 21 Apr 87  
 Amended: 20 Feb 01  
 Amended: 16 Sept 08  
 Amended: 22 Oct 13

**GOLDEN RAIN FOUNDATION**  
**Seal Beach, California**

(Feb 15)



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## Controller's Financial Recap – January 2015

As of the one-month period ended January 2015, the financial reports indicate that GRF is in favorable financial position with a surplus of \$18,450.

Major variances are:

Salaries, Wages & Benefits	47,175	Hours worked are below budget for various cost centers, mainly CC74.
SRO Labor Cost Recovery	(53,259)	Lag in labor recognition.

**Reserve expenditures** for the year are \$0 with 2015 projects planned of \$1,090,900.

**Capital Improvement expenditures** from the 2014 capital improvement carryover of \$1.8M are \$14,099 for the year and from the 2015 capital improvement plans of \$245,979 were \$0.

Projects	Budget	YTD Expenditures
Projects From Reserves	\$1,090,900	\$0
Capital Improvement Projects from 2014	1,816,608	14,099
Capital Improvement Projects – 2015	245,979	0

P.O. Box 2069  
Seal Beach CA 90740

Description			
1122000	<b>Current Assets:</b>		
	Cash & cash equivalents		
	Non-Restricted Funds	1,077,790	
	Receivables	15,619	
	Prepaid expenses	550,325	
	Inventory of maintenance supplies	451,177	
		<u>458,657</u>	
	<b>Total Current Assets</b>		2,553,568
1211000	<b>Designated deposits</b>		
	Contingency Operating Fund		
	Reserve Fund	685,047	
	Capital Improvement Fund	5,307,685	
	Liability Deductible & Hazard Fund	1,830,126	
	Repair & Tax Deposits	200,000	
		<u>405,272</u>	
	<b>Total designated deposits</b>		8,428,130
1411000	<b>Notes Receivable</b>		
	Notes Receivable		
		<u>701</u>	
	<b>Total Notes Receivable</b>		701
	<b>Fixed Assets</b>		
	Land, Building, Furniture & Equipment		
	Less: Accumulated Dep'n	30,728,854	
		<u>(19,967,079)</u>	
	<b>Net Fixed Assets</b>		10,761,775
	<b>Other Assets</b>		
	Premium on Municipal Bonds		<u>24,432</u>
	<b>Total Assets</b>		<u><u>21,768,605</u></u>

P.O. Box 2069  
Seal Beach CA 90740

Description		
<b>Liabilities &amp; Stockholders Equity</b>		
<b>Current Liabilities:</b>		
Accounts payable		
Accrued payroll & payroll taxes	995,128	
Accrued expenses	570,722	
Accrued property taxes	420,752	
	<u>116,586</u>	
<b>Total Current Liabilities</b>		<b>2,103,188</b>
<b>Total Liabilities</b>		<b>2,103,188</b>
<b>Stockholders' Equity</b>		
<b>Mutuals' Beneficial Interest</b>		
3211000 Contingency Operating Reserve Equity		
3212000 Reserve Equity	685,047	
3213000 Equity in Capital Improvement Fund	5,307,685	
3310000 Beneficial Interest in Trust	1,830,126	
	<u>4,602,614</u>	
<b>Total Mutuals' Beneficial Interest</b>		<b>12,425,472</b>
<b>Membership Interest</b>		
Membership certificates of 844 shares @ \$200 par value, and 5,764 shares @ \$250 par value, authorized, issued and outstanding	1,609,800	
Additional paid-in-capital	<u>4,863,501</u>	
<b>Total Paid-in-Capital</b>		<b>6,473,301</b>
<b>Excess Income</b>		
3910000 Current Year		
Excess Income / (Expense) YTD	(41,728)	
	<u>808,371</u>	
<b>Total Excess Income</b>		<b>766,643</b>
<b>Net Stockholders' Equity</b>		<b>19,665,417</b>
<b>Total Liabilities &amp; Stockholders' Equity</b>		<b>21,768,605</b>



**Golden Rain Foundation  
Cash Flow Activity - All Reserves  
For the Month of January 2015**

	Contingency Operating Fund	Reserve Fund	Capital Improvement Fund	Trust Improvement Fund	Liability Insurance Fund	Other Restricted	Nonrestricted Funds	Total
Balance 12/31/2014	685,047	-	6,197,314	920	1,029,125	465,045	117,011	8,494,461
Funded: Assessments		83,333						83,333
Funded: Membership Fees collected (32)		13,602	27,617					41,219
Funded: Trust Asset Dep'n								-
Funded: Non-Trust Asset Dep'n								-
Progress Payments on CIP								-
New Capital Purchases			(14,099)					(14,099)
Replenish funds for Donated Assets								-
Net Monthly Claims								-
Disbursement to Mutuals								-
Replenish fund for Item Donations								-
Transfers between funds		5,210,750	(4,380,706)	(920)	(829,125)			(0)
Interest Income Allocation								-
Net Monthly Activity						(59,773)	(101,392)	(161,166)
Balance 1/31/2015	685,047	5,307,685	1,830,126	(0)	200,000	405,272	15,619	8,443,748
Net Activity	-	5,307,685	(4,367,188)	(920)	(829,125)	(59,773)	(101,392)	(50,713)

2013 CAPITAL ACQUISITION BUDGET CARRYOVER TO 2014

Center	Description	Carryover Balance	EXPENDITURES			Remaining Balance	Labor	Variance	Carried to 2015
			Jan- Dec 2014	Jan-15	Total				
30	Sound and Projection System - Admin. Conference Room	33,031.00	37,115.11		37,115.11	(4,084.11)	20,448.30	(24,532.41)	
32	Relocate Warehouse heating unit (Proj. 3338-13P)	2,000.00	2,132.00		2,132.00	(132.00)		(132.00)	
33	Stock Transfer Mail Folder Inserter Machine	19,029.44	19,029.44		19,029.44	0.00	180.00	(180.00)	
33	Stock Transfer 10 lb Scale Postage Machine	13,961.72	13,961.72		13,961.72	0.00		0.00	
34	31 Computers & laptops	27,185.00	23,833.08		23,833.08	3,351.92		3,351.92	
34	Server Rack and Network Infrastructure Improvements (sales tax)	56.40	56.40		56.40	0.00		0.00	
34	Jenark / MicroMain	115,000.00	0.00	115,000.00	115,000.00	0.00		0.00	
37	Radio repeaters for Security & Service Maintenance	5,872.10	6,233.44		6,233.44	(361.34)		(361.34)	
37	St. Andrews Gate carpet replacement	2,500.00	1,698.20		1,698.20	801.80		801.80	
37	Automated Pedestrian Gate	5,000.00	0.00		0.00	5,000.00		5,000.00	5,000.00
51	Clubhouse 1 - Lobby Furniture	15,000.00	9,861.50		9,861.50	5,138.50	942.00	4,196.50	
52	Clubhouse 2 - 52 Long Tables (sales tax)	549.87	549.87		549.87	0.00		0.00	
53	Clubhouse 3 - Heat pump	4,500.00	5,000.00		5,000.00	(500.00)		(500.00)	
54	Clubhouse 4 - Heat pump	3,690.00	4,100.00		4,100.00	(410.00)		(410.00)	
54	Clubhouse 4 - Replace All Tiles	40,000.00	0.00		0.00	40,000.00		40,000.00	10,000.00
55	Video Producers Equipment (sales tax)	62.32	62.32		62.32	0.00		0.00	
55	Café Project	11,040.00	10,128.32		10,128.32	911.68	6,597.00	(5,685.32)	
56	Various Exercise Equipment	7,042.53	7,042.53		7,042.53	0.00	72.00	(72.00)	
70	Carpeting - downstairs	10,000.00	20,200.00		20,200.00	(10,200.00)		(10,200.00)	
70	Interior Painting (1st & 2nd Floors)	16,000.00	16,000.00		16,000.00	0.00		0.00	
70	Exterior Painting	10,000.00	3,985.00		3,985.00	6,015.00		6,015.00	
74	Gas Welding Machine with Torch	9,000.00	8,066.48		8,066.48	933.52		933.52	
74	2 Portable generators (sales tax)	127.84	127.84		127.84	0.00		0.00	
74	Chairs for Lunch Room (sales tax)	78.72	78.72		78.72	0.00		0.00	
79	Perimeter Wall Replace - A & B (Chgd to R) (Proj. 591-01B)	500,000.00	0.00	489,409.00	489,409.00	10,591.00		10,591.00	10,156.00
79	Main Gate Beautification (Proj. 683-12A)	200,000.00	37,155.34		37,155.34	162,844.66		162,844.66	
79	Landscape Improvement	24,136.10	0.00		0.00	24,136.10		24,136.10	
79	Trust Street Paving Projects	1,898,896.00	1,898,895.85		1,898,895.85	0.15		0.15	
<b>Total Planned Capital Acquisitions Carryover from 2013</b>		<b>2,973,759.04</b>	<b>2,125,313.16</b>	<b>604,409.00</b>	<b>2,729,722.16</b>	<b>244,036.88</b>	<b>28,239.30</b>	<b>215,797.58</b>	<b>25,156.00</b>

2014 CAPITAL ACQUISITION BUDGET

Center	Description	Budget Amount	EXPENDITURES			Remeaining Balance	Labor	Variance	Carried to 2015
			Jan- Dec 2014	Jan 2015	Total				
30	Admin. Building Remodel 2014	71,000	40,109.61		40,109.61	30,890.39			
32	Barcode label printer	1,000			0.00	1,000.00	12,564.00	18,326.39	17,000.00
34	Surveillance Camera Expansion	30,000	25,225.54		25,225.54	4,774.46		1,000.00	1,000.00
34	Jenark One time Fee	145,000		91,429.00	91,429.00	53,571.00	3,738.00	1,036.46	1,000.00
37	4 Visitor Admissions Printers	4,000			0.00	4,000.00		53,571.00	53,571.00
37	Portable security cameras for outdoor use	3,000	2,442.23		2,442.23	557.77		4,000.00	4,000.00
40	Clubhouse Air conditioner Replacements	20,000			0.00	20,000.00		557.77	558.00
40	Miscellaneous Sound Equipment	5,000			0.00	5,000.00		20,000.00	
40	Professional services for master planning	50,000			0.00	50,000.00		5,000.00	5,000.00
45	Amphitheater- Replace console	0	1,409.50		1,409.50	(1,409.50)		50,000.00	50,000.00
48	Hot pool shade	4,000			0.00	4,000.00		(1,409.50)	
48	Raypack Pool Pump	0	1,309.08		1,309.08	(1,309.08)		4,000.00	4,000.00
48	Installed Gas Pool Heater at the Pool/Spa	0	3,280.00		3,280.00	(3,280.00)		(1,309.08)	
51	Clubhouse 1- Blue Chairs	5,000	4,975.34		4,975.34	24.66		(3,280.00)	
52	Clubhouse 2- Blue Chairs	5,000	4,975.34		4,975.34	24.66		24.66	
52	Clubhouse 2- Replaced Auto Transfer Switch	0	3,517.00		3,517.00	(3,517.00)		24.66	
53	Clubhouse 3- Blue Chairs	5,000	4,975.34		4,975.34	24.66		(3,517.00)	
53	Clubhouse 3- Microphones- Audio Technica Pro	0	323.94		323.94	(323.94)	162.00	(137.34)	
53	Clubhouse 3- Recover Sound Panels in Room 1-9	0	7,550.00		7,550.00	(7,550.00)		(323.94)	
53	Clubhouse 3- Replaced Vertical Blinds in Room 1-9	0	4,078.60		4,078.60	(4,078.60)		(7,550.00)	
53	Clubhouse 3- Restroom Auto Doors	0	4,453.00		4,453.00	(4,453.00)		(4,078.60)	
54	Clubhouse 4- Blue Chairs	5,000	4,975.34		4,975.34	24.66	162.00	(4,453.00)	
54	Clubhouse 4- Entry Way concrete replacement	9,000			0.00	9,000.00		(137.34)	
54	Clubhouse 4- Art Room Heat Pump	0	4,600.00		4,600.00	(4,600.00)		9,000.00	
54	Clubhouse 4- Remove Concrete and Construct Wheel Chair R	0	10,788.00		10,788.00	(10,788.00)		(4,600.00)	
56	Excerise Equipment (Use Tax) (from 2013 but not carried forw	0	303.60		303.60	(303.60)		(10,788.00)	
56	Stiga Surround- Table tennis barriers	0	862.56		862.56	(862.56)		(303.60)	
74	2 Portable Air Compressor	0	645.84		645.84	(645.84)		(862.56)	
74	Compactor WP- 1150AW Asphalt	0	2,279.88		2,279.88	(2,279.88)		(645.84)	
79	Lanscaping at Trailer Park	0	3,675.00		3,675.00	(3,675.00)		(2,279.88)	
79	Perimeter wall sections M & L	1,200,000		59,400.00	59,400.00	1,140,600.00		(3,675.00)	
79	Perimeter wall Engineering	30,000		6,525.00	6,525.00	23,475.00		1,140,600.00	1,044,750.00
79	Landscape Improvement	40,000			0.00	40,000.00		23,475.00	23,475.00
79	Trust Street Paving Project	1,000,000	15,544.00	81,339.00	96,883.00	903,117.00		40,000.00	26,777.00
79	Trust Street Landscape Improvements	52,000			0.00	52,000.00		903,117.00	463,321.00
79	Re-roof community facilities buildings- Clubhouse One	90,000			0.00	90,000.00		52,000.00	
79	Paint Main Gate Areas	20,000			0.00	20,000.00		90,000.00	90,000.00
Total Planned Capital Acquisitions		2,794,000.00	152,298.74	238,693.00	390,991.74	2,403,008.26	16,626.00	2,386,382.26	1,791,452.00

Donated Capital

Center	Description
38	Access Bus- 2014 ARBOC Spirit Freedom (donated by GAF)
51	Clubhouse 1 - Ice Machine (donated by GAF)
54	Clubhouse 4 - Ice Machine (donated by GAF)
56	Excerise Equipment (donated by GAF)
79	Polara Navigator Audible Pedestrian Pushbutton System (donated by GAF)
Total Donated Capital	

EXPENDITURES		
Jan- Dec 2014		Total
117,166.12		117,166.12
191.52		191.52
191.52		191.52
4,196.60		4,196.60
11,895.00		11,895.00
133,640.76		133,640.76

Labor
681.00
723.00
1,404.00

Total Capital Acquisitions

2,794,000.00	285,939.50	524,632.50	2,403,008.26	18,030.00	2,386,382.26
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Earmarked for a different project

Capital Improvement Fund Carryover from 2014

Center	Description	Budget Amount	EXPENDITURES		Remeaining Balance	Labor	Variance
			Jan	Total			
30	Admin. Building Remodel 2014 (Lighting) (ARB2014)	1,000		0.00	1,000.00		
32	Barcode label printer	1,000		0.00	1,000.00	117.00	883.00
34	Surveillance Camera Expansion	1,000		0.00	1,000.00		1,000.00
34	Jenark System	53,571		0.00	1,000.00		1,000.00
37	Automated Pedestrian Gate	15,000		0.00	53,571.00		53,571.00
37	4 Visitor Admissions Printers	4,000		0.00	15,000.00		15,000.00
37	Portable security cameras for outdoor use	558	408.79	408.79	4,000.00		4,000.00
79	Resales Office Remodel	70,000		0.00	149.21		149.21
79	Perimeter wall sections R (591-01B-R)	10,156	9,310.00	9,310.00	70,000.00		70,000.00
79	Perimeter wall sections A (591-01B-A)	341,850		0.00	846.00		846.00
79	Perimeter wall sections J & K (591-01B-JK)	702,900		0.00	341,850.00		341,850.00
79	Westminster Wall Section L & M/ Engineering (668-11B)	23,475		0.00	702,900.00		702,900.00
79	Landscape Improvement - Canoe Brook/EI Dorado (713-14)	26,777		0.00	23,475.00		23,475.00
79	In- Road Lighting Plan- St. Andrews- Lighted Crosswalk (702-13)	80,750		0.00	26,777.00		26,777.00
79	St. Andrews Improvement @ Tam O'Shanter (721-14)	59,463		0.00	80,750.00		80,750.00
79	Street Painting (708-14-PS)	56,494		0.00	59,463.00		59,463.00
79	St. Andrews Gate Improvements (723-14)	50,000		0.00	56,494.00		56,494.00
79	Del Monte Drive Removal & Replacement (722-14)	154,234		0.00	50,000.00		50,000.00
79	Bridge Repairs @ Burning Tree & Del Monte (3361-14P)	4,380	4,380.00	4,380.00	154,234.00		154,234.00
79	Pharmacy Pedestrian Circulation and Ramp Design (710-14)	50,000		0.00	0.00		0.00
79	Re-Roofing Community Facilities Buildings - CH1 (711-14)	90,000		0.00	50,000.00		50,000.00
79	Paint Front Gate Security Building (716-14)	7,000		0.00	90,000.00		90,000.00
79	2014 Trust Street Paving	8,000		0.00	7,000.00		7,000.00
79	Paint Exterior Resales Building (718-14)	5,000		0.00	8,000.00		8,000.00
	Total Planned Capital Acquisitions				5,000.00		5,000.00
		1,816,608	14,098.79	14,098.79	1,802,509.21	117.00	1,802,392.21

Total Capital Acquisitions

1,816,608	14,098.79	14,098.79	1,802,509.21	117.00	1,802,392.21
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From 2013 Capital Carryover 25,156

From 2014 Capital Carryover 1,791,452

Total Carried to 2015 Capital Improvement Fund @1/1/2015 1,816,608

2015 Reserve Expenditures

Center	Description	Budget Amount	EXPENDITURES		Remeaining Balance	Labor	Variance
			Jan	Total			
34	St. Andrews & North Gate Server Replacements (Incl. 10% contingency)	3,300		0.00	3,300.00		3,300.00
34	Server Rack Cabinet UPS Backup Power Unit (Incl. 10% contingency)	3,300		0.00	3,300.00		3,300.00
34	Replace Wireless Access Points at Clubhouses (Incl. 10% contingency)	8,800		0.00	8,800.00		8,800.00
35	Reupholster Furniture	4,500		0.00	4,500.00		4,500.00
45	Replace Rigging	25,000		0.00	25,000.00		25,000.00
45	Paint Amphitheater	6,000		0.00	6,000.00		6,000.00
45	Refinish Flooring	8,000		0.00	8,000.00		8,000.00
48	Replace Hot Tub Cover	2,500		0.00	2,500.00		2,500.00
51	BBQ Replacement	3,500		0.00	3,500.00		3,500.00
51	25 Long Tables	2,500		0.00	2,500.00		2,500.00
51	30 Card Tables	2,500		0.00	2,500.00		2,500.00
51	40 Arm Chairs	6,000		0.00	6,000.00		6,000.00
52	2 Portable Microphone Systems	4,000		0.00	4,000.00		4,000.00
52	40 Arm Chairs	6,000		0.00	6,000.00		6,000.00
53	4 Portable Microphone Systems	8,000		0.00	8,000.00		8,000.00
53	40 Arm Chairs	6,000		0.00	6,000.00		6,000.00
54	30 Round Tables, 60" diameter	5,000		0.00	5,000.00		5,000.00
54	2 Portable Microphone Systems	4,000		0.00	4,000.00		4,000.00
54	40 Arm Chairs	6,000		0.00	6,000.00		6,000.00
54	Recover Partitions	4,500		0.00	4,500.00		4,500.00
54	New Kitchen Floor	2,500		0.00	2,500.00		2,500.00
54	Emergency Generator	2,500		0.00	2,500.00		2,500.00
55	New Bathroom Flooring by Café	2,500		0.00	2,500.00		2,500.00
56	1 Portable Microphone Systems	2,500		0.00	2,500.00		2,500.00
56	40 Arm Chairs	6,000		0.00	6,000.00		6,000.00
74	Remodel Service Minc Ofc (lights, paint, carpet, work stations) (725-14)	17,000		0.00	17,000.00		17,000.00
79	Street resurfacing, St. Andrews Drive	760,000		0.00	760,000.00		760,000.00
79	56 Trees Replaces in street medians	125,000		0.00	125,000.00		125,000.00
79	Main Gate Beautification - Globe	50,000		0.00	50,000.00		50,000.00
Total Planned Reserve Expenditures				0.00	0.00		0.00
		1,090,900.00	0.00	0.00	1,090,900.00	0.00	1,090,900.00

Total Reserve Expenditures

1,090,900.00	0.00	0.00	1,090,900.00	0.00	1,090,900.00
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2015 Capital Plan

Center	Description	Budget Amount	EXPENDITURES		Remaining Balance	Labor	Variance
			Jan	Total			
22	Back Hoe attachment	15,000		0.00	15,000.00		15,000.00
22	Water storage, pump and hose	5,000		0.00	5,000.00		5,000.00
22	Evacuation chairs (2)	4,000		0.00	4,000.00		4,000.00
33	Caregiver pass printer	3,000		0.00	3,000.00		3,000.00
34	Credit Card POS Solutions	5,500		0.00	5,500.00		5,500.00
34	Second Server/Rm Mods	63,800		0.00	63,800.00		63,800.00
34	Main Server Room Modifications	6,600		0.00	6,600.00		6,600.00
34	CH4 Technology Enhancements	44,000		0.00	44,000.00		44,000.00
34	Visual Display Solutions	22,000		0.00	22,000.00		22,000.00
36	Backup Server - Macintosh	9,663		0.00	9,663.00		9,663.00
36	Dell Workstation Monitors	1,416		0.00	1,416.00		1,416.00
37	Radar Trailer	9,000		0.00	9,000.00		9,000.00
37	Patrol Car Security Cameras	3,000		0.00	3,000.00		3,000.00
37	Security Camera Monitors	3,000		0.00	3,000.00		3,000.00
38	Swing out Stop Signs for Buses	13,000		0.00	13,000.00		13,000.00
38	In Bus Cameras	12,000		0.00	12,000.00		12,000.00
38	Bus Backup Proximity Sensors	3,000		0.00	3,000.00		3,000.00
40	Additional Sand Trap	4,000		0.00	4,000.00		4,000.00
51	BBQ Area Wind Wall & Electrical Line	5,000		0.00	5,000.00		5,000.00
54	Conference Room Mic System	12,000		0.00	12,000.00		12,000.00
56	Ballet Barre	2,000		0.00	2,000.00		2,000.00
Total Planned Capital Acquisitions				0.00	0.00		0.00
		245,979.00	0.00	0.00	245,979.00	0.00	245,979.00

Total Capital Acquisitions

245,979.00	0.00	0.00	245,979.00	0.00	245,979.00
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*Golden Rain Foundation  
Quick Balance Sheet Analysis  
For the Period Ended January 31, 2015*

**SELECTED BALANCE SHEET ITEMS**

	Current Balance	Prior Month	Increase (Decrease)
Cash In Bank	1,077,790	117,241	960,549
Current Assets	10,981,698	10,845,051	136,647
Current Liabilities	2,103,188	2,113,938	(10,750)
Current Ratio	5.22	5.13	
Designated Deposits:	8,428,130	8,494,461	(66,331)
Reserve Fund			
Liability & Disaster Insurance Fund			
Capital Improvement Fund			
Contingency Operating Fund			
General Operating Fund			
Other Restricted Fund			

**RESULT OF OPERATIONS**

Current Month	Actual	Budget	Variance	%
Income	1,217,381	1,269,359	(51,978)	(4.09)
Expense	1,182,145	1,252,573	70,428	5.62
Net Materials Recovery(Pass Thru)	0	0	0	
<b>Excess Income or (Expense)</b>	<b>35,236</b>	<b>16,786</b>	<b>18,450</b>	
Year To Date	Actual	Budget	Variance	%
Income	1,217,381	1,269,359	(51,978)	(4.09)
Expense	1,182,145	1,252,573	70,428	5.62
Net Materials Recovery(Pass Thru)	0	0	0	
<b>Excess Income or (Expense)</b>	<b>35,236</b>	<b>16,786</b>	<b>18,450</b>	

Full Time Equivalents		
For the Month	Average YTD	Planned - 2015
152.91	152.91	154.28

In accordance with Civil Code 4090, the Foundation will make available a summary of the meetings where a quorum of the Board was present. A quorum of the Board was present at the following Committee meetings:

- Minutes of the Library Committee Board Meeting of January 7, 2015
- Minutes of the Communications Committee Board Meeting of January 8, 2015
- Minutes of the Physical Property Committee Board Meeting of January 9, 2015
- Minutes of the Recreation Committee Board Meeting of January 12, 2015
- Minutes of the Executive Committee Board Meeting of January 13, 2015
- Minutes of the Special Finance Committee Board Meeting of January 14, 2015
- Minutes of the Security, Bus & Traffic Committee Board Meeting of January 14, 2015
- Minutes of the Finance Committee Board Meeting of January 20, 2015

Using a consent calendar format, the GRF Board of Directors is requested to approve these Committee Board meeting minutes in one motion.

These Committee Board meeting minutes will be available on the Foundation's website for view after approval. If you would like a hard copy of the minutes, please see a staff member in the Administration Office.

Thank you.

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**BOARD OF DIRECTORS MEETING - GOLDEN RAIN FOUNDATION**  
**January 27, 2015**

**CALL TO ORDER**

President Winkler called the regular monthly meeting of the Golden Rain Foundation (GRF) Board of Directors to order at 10:00 a.m., on Tuesday, January 27, 2015, in Clubhouse Four.

**ROLL CALL**

The Corporate Secretary reported that Directors Michaelides, Blake, DeMarco, Snowden, Stone, Reed, Wood, Rapp, McGuigan, Krieger, Winkler, Craig, Damoci, Lukoff, Kravitz, Bolton and Moore were present. Director Hood was absent. Executive Director Ankeny and Controller Miller were also present.

**PLEDGE OF ALLEGIANCE**

The Health Care Center continues its tradition of exceptional service and commitment to our unique community. The Health Care Center Director, Dr. Rudolf Haider, led the Pledge of Allegiance.

**ANNOUNCEMENTS/SERVICE AWARD PRESENTATION**

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

The President recognized newly elected District Five Councilwoman, Sandra Massa-Levitt.

Two GRF Directors who retired from the Board in 2013 were recognized for their service to their Mutuals and to the Golden Rain Foundation. Executive Director Ankeny presented Mary Milhone, Mutual Two and Clarence Fuqua, Mutual Eight, with commemorative crystal Leisure World globes as a token of appreciation and esteem.

Security Chief, Jaime Guerrero, introduced the new Deputy Security Chief, Al Cabrera, to the Golden Rain Foundation Board and audience.

The Security Chief, Jaime Guerrero, presented a service plaque and pin to:

Norma Daniels	Security Department	5 years of service
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The Transportation Supervisor, Grant Winford, presented a service plaque and pin to:

Carolyn Larson	Transportation Department	5 years of service
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On behalf of the GRF Board of Directors, the President thanked these employees for their



dedicated service.

## **PRESIDENT'S ANNOUNCEMENTS**

The President issued a gentle reminder to the Shareholder/Foundation members and GRF Directors: please refrain from referring to a GRF Director and/or a GRF employee and/or another Shareholder/Foundation member by name, use the person's title. If you have concerns or complaints regarding any of the aforementioned, please contact the GRF Board President or the Executive Director directly.

## **PRESIDENT'S COMMENTS**

It is hard to believe we are over the half way mark this year and the Mutuals and the Golden Rain Foundation (GRF) are starting to do all the homework necessary to meet all the requirements of elections in May and June. Those of us on the Board of Directors have to review what we have done, what we ought to have done, what we still need to accomplish and what we need to finish. This very hard working Board has spent hours and hours doing the business of the Foundation with no compensation, just your thanks (and that does help!).

Your comments, critiques and appreciation are always welcome, with due and ample opportunity for all Shareholders to address a committee and/or the Board in person or through your letters or e-mails. All comments and signed correspondence received are placed on the applicable committee's agenda and reviewed openly. It is important every effort is made to give everyone the ability to address their concerns whether it be operations and/or governance of the Foundation.

It is for these reasons, it greatly concerns me when it recently came to my attention that an unsigned anonymous flyer is being placed in the clubhouses and laundry rooms with serious and almost libelous accusations. To even imply, anonymously, employees or any member of the BOD would scam, cheat, or steal is so very wrong. If the author really feels this is true then please come forward and discuss it with me and/or our Executive Director.

We have worked prudently and diligently to open doors long closed. We are in a new era of full transparency. Issues and concerns of our residents are talked about openly and decisions follow a defined process that allows multiple opportunities for comments and feedback at every step.

Rumor control is still an ongoing challenge: no, we have no plans and are not looking to buy a tow truck. We have not reduced the amount we pay the current Security and Patrol staff by \$1.00 an hour. We have set in place a series of pay grades which will give our Security employees an opportunity to "increase" their pay as they develop their knowledge and experience, within the department. We also have no plans to terminate and/or layoff staff in Security; in fact, we have had a hiring freeze in this department for patrol officers, since April. We are also working with the current employees to increase their working hours to a minimum of 24 hours a week. It does not make sense to pay someone for 8 hours a week. Again, if you hear information which doesn't make sense, please ask.

Once again, passes have been sent to all our resident shareholders. If you think about it, it means there is a possibility of over 26,000 people will have access to our community and if 4 more passes are purchased, which you can do, there is a possibility we will have over 52,000 people going through our gates and into our community. I am not counting vendors, contractors and employees. A caretakers badge is a pass. Residents with caretakers should have them registered and the

caretaker should use their badge as a pass. As the policy states, caretakers are supposed to be wearing their badge, which now has their picture on it, at all times.

A former Foundation Director shared with me that she interviewed a number of caretakers and every one had a gate pass. That is not right. When you give a pass to someone, it means they can also give it to someone unknown to you. Gate employees do spot checks on cars coming through the gates. They will check on people who say they are a caretaker for a resident and if it isn't the unit number on the pass they can be stopped until the issues can be resolved. Please, please be careful who you hand your extra passes to. Your neighbors are depending on it.

Our Foundation Christmas celebration, at the amphitheater, was not as well attended as we hoped. It was cold out, we did have a Santa, a food truck and the Marines from the Submarine Base came to pick up all the "Toys for Tots"; their truck wasn't large enough and they had to come back the next day. We learn from our experiences, so if we have a holiday celebration this year we will hold it indoors, have more Christmas music, engage a bigger truck to pick up toys and possibly have an opportunity to take your picture with Santa. You can send to your kids and grandkids. Turn about is fair play.

As President, I am privy to many questions and comments on why so many Committee and Sub-Committee meetings. There are several good reasons. First, we are moving very quickly working on an infrastructure which was sadly neglected for some time. A recent tour of the Amphitheater building and stage came as a shock. It was obvious that it needed some cleanup and repairs. Second, the Sub-Committee meetings give Directors and Shareholders time to explore ideas and ways to improve the amenities and experiences of our shareholders living in Leisure World. Third, many times, more research is necessary before it can be brought forward to the appropriate committee and then a possible concept approval by the Foundation BOD. This process is necessary to engage Foundation staff in obtaining the necessary information for the BOD to go forward with the idea.

We still have a good three months to accomplish even more. Our CPA firm is working on our annual Audit of the Foundation and the Mutuals. If you have any questions regarding their processes, their findings or generally accepted accounting procedures, please bring them forward so we can get them answered. Keep in mind they must have the audits completed and ready for the various Boards so the tax returns can be filed by the 15<sup>th</sup> of March.

Once again, I thank my fellow BOD members for giving me this opportunity. As President, I do enjoy working with you, the Shareholders, with our employees, who are always willing to listen along with the Foundation Directors. They work laboriously to make our community a great place to live and play.

### **SHAREHOLDER/MEMBER COMMENTS**

In accordance with Policy 5610, Participation by Foundation Members, members may enter into a comment period prior to the beginning of business. Shareholder/Foundation Members must register their requests in advance of the meeting. Comments are limited to four minutes.

Six shareholder/members spoke on the Leisure World Globe, the name change, fire lane parking enforcement, the financial assessment/refund, coyotes, the perimeter wall and the content pertaining to Leisure World in the *GOLDEN RAIN NEWS*.

## **CONSENT CALENDAR – APPROVAL OF BOARD QUORUM 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 six Committee meetings in December. The Committee minutes for these meetings were approved earlier this month by their respective Committees:

- Minutes of the Library Committee Board Meeting of December 3, 2014
- Minutes of the Recreation Committee Board Meeting of December 8, 2014
- Minutes of the Executive Committee Board Meeting of December 9, 2014
- Minutes of the Security, Bus & Traffic Committee Board Meeting of December 10, 2014
- Minutes of the Physical Property Committee Board Meeting of December 12, 2014
- Minutes of the Finance Committee Board Meeting of December 16, 2014

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.

Mrs. Wood MOVED, Mr. McGuigan seconded and carried with full approval of the Board -

**TO** approve the consent calendar as set forth on the agenda.

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**

By MOTION of Mrs. Wood, seconded by Ms. Rapp and approved by general consent of the Board -

**TO** approve the minutes of the regular Meeting of December 19, 2014, as printed.

By MOTION of Mrs. Wood, seconded by Ms. Stone and approved by general consent of the Board -

**TO** approve the minutes of the regular Meeting of January 2, 2015, as printed.

## **ACCEPT FINANCIAL STATEMENTS FOR AUDIT**

Ms. Stone MOVED, seconded by Mrs. Damoci and approved by general consent of the Board -

**TO** accept the December Financial statements for audit.

## BUSINESS

### **Executive Committee**

#### Announcement pertaining to Quit Claim Deeds

Mrs. Damoci announced that lots A (Newspaper office) and D (Service Maintenance Department) were identified as being deeded to the Golden Rain Foundation. These deeds have been corrected to reflect that per provisions in the Trust agreement, Golden Rain may not own any property.

#### Amend Policy 5165-33, Mutual Administration Committee

The Executive Committee recommended several changes to Policy 5165-33, Mutual Administration Committee. However, further review and amendment is proposed before committing the Policy to the GRF Board for approval.

Mrs. Damoci MOVED, seconded by Ms. Snowden -

**TO** commit Policy 5165-33, Mutual Administration Committee back to the Executive Committee for further review.

The motion was carried unanimously.

#### Rescind Policy 5601, Open Board Meetings

Policy 5601, Open Board Meetings, sets forth the meeting date of the Golden Rain Foundation open Board meetings and is no longer applicable.

Mrs. Damoci MOVED, seconded by Ms. Snowden -

**TO** rescind Policy 5601, Open Board Meetings.

The motion was carried unanimously.

#### Rescind Policy 5570, Resales

Policy 5570, Resales, establishes the obligation of Charles Briskey Real Estate, Inc. to employ necessary sales personnel to carry out an active resales program for the Golden Rain Foundation. This policy is no longer applicable.

Ms. Stone MOVED, seconded by Mrs. Damoci -

**TO** rescind Policy 5570, Resales.

The motion was carried unanimously.

#### Approve Website Ad Hoc Committee

The purpose of the proposed Website Ad Hoc Committee is to establish standards of format,

content, functionality, usability and to initiate consistency in appearance and style compatible with Architectural Design and Review Standards.

The Chair of the Executive Committee recommended the formation of a GRF Website Ad Hoc Committee to be chaired by Ms. Linda Stone and include members GRF Representatives Mr. Steve McGuigan, Mr. Barry Lukoff, Mrs. Joy Reed, Mr. John DeMarco and resident specialist (Policy 1220) Mrs. Margaret Gillon. Staff representatives are Media Manager Mr. Doug Cox and ITS Manager Mr. Steve Perez.

Ms. Rapp MOVED, seconded by Mr. McGuigan –

TO adopt the Website Ad Hoc Committee.

Eleven Board members spoke on the motion.

Mr. Lukoff MOVED, seconded by Mr. Kravitz –

TO withdraw the motion to adopt the Website Ad Hoc Committee.

The motion carried with five no votes (Mrs. Damoci, Ms. Stone, Mrs. Wood, Ms. Rapp, and Mr. McGuigan).

Mr. Lukoff MOVED, seconded by Mr. Craig-

TO commit to the Communications Committee for review and recommendations.

Four Board members spoke on the motion.

The motion passed with four no votes (Mrs. Damoci, Ms. Stone, Mrs. Wood and Mrs. Reed).

### **Finance Committee**

#### Rescind Policies 2281, Computer Program Changes; 2282, New Computer Programs; and 2910, Budget Calendar

Policy 2281, Computer Program Changes sets forth means to request any change to a computer program. Policy 2282, New Computer Programs establishes that the Controller is responsible for coordinating the work of programmers on all new computer programs. Policy 2910 establishes the budget calendar for Mutual corporations, as required by HUD. These policies are no longer applicable.

Ms. Snowden MOVED, seconded by Mr. DeMarco –

TO rescind Policies 2281, Computer Program Changes; 2282, New Computer Programs; and 2910, Budget Calendar.

The motion was carried unanimously.



### Approve Acceleration of Funding for Replacement of Perimeter Wall, Section B

At the regularly scheduled meeting of the Finance Committee (FC) on January 20, 2015, the Committee reviewed a request for funding by the Physical Properties Committee (Exhibit A) for the acceleration of the replacement of the Foundation asset noted as wall section B (Exhibit B).

In review of the Foundations Reserve Funds, it was of the unanimous consensus of the FC that the proposed acceleration of the replacement of the asset in an amount not to exceed \$350,000 (Exhibit C) would not adversely affect the Reserve fund balance.

Note: The approval of the FC only represents availability of funds for the replacement of the asset. All Foundation policies referencing standards of contracts and purchasing are applicable.

Ms. Stone MOVED, seconded by Mr. Moore –

**TO** approve the acceleration of Foundation Reserve Funds in an amount not to exceed \$350,000 for the replacement of the Foundation's asset noted in wall section B.

The motion was carried unanimously.

### **Physical Property Committee**

#### Results of soil testing in the RV lot

Mr. Lukoff advised that "based on a review of the onsite soil and the result of the chemical analyses [by Black Rock Geosciences], elevated contaminant concentrations (concentrations considered a potential threat to human health or the environment) are not contained in the soil within the subject site [the RV lot]. Further sampling and chemical analyses of this soil is not considered warranted, nor is it recommended. From an environmental standpoint, the soil within the site is suitable for use in a residential setting. Based on the findings of this assessment, there are no known onsite conditions that would warrant regulatory involvement, including actions leading to environmental soil sampling, soil remediation, groundwater sampling, and/or groundwater remediation." The report will be attached to the corporate minutes. A copy of the report may be requested from the Physical Properties department.

#### Approve contract for Perimeter Wall Sections J and K

At the regular scheduled meeting of the Physical Properties Committee (PPC) on January 9, 2015, the Committee reviewed the proposal dated December 9, 2014, by John Dantuma Masonry, in the amount of \$516,517.80, to remove and replace Perimeter Wall Sections J and K and to install spike strips (Exhibit A). Perimeter Wall Sections J and K run north to south from the north section of the RV lot to Westminster Avenue (Exhibit C). Eleven RFPs were sent out; one was received and opened at the December 12, 2014 meeting. The bid received from the contractor, John Dantuma Masonry, quoted a price which was less per linear foot than what they quoted for wall sections A and R.

Perimeter Wall Sections J and H do not line up and a survey was conducted by Anacal Engineering Company in November of 2014 to confirm correct property line boundaries. The survey's results reported the existing fence lies on Orange County Flood Control (OCFC) property as shown by the attached report (Exhibit B). The easement permit process with the

OCFC could cause a delay in construction of the wall. Moving the wall to the property line will involve the relocation of some electrical wires and the replacement of a storage shed at the RV Lot.

At its meeting on January 9, 2015, the Physical Properties Committee unanimously recommended the Board award a contract of \$516,517.80 to John Dantuma Masonry for the removal and replacement of Perimeter Wall Sections J and K; to install spike strips; and allow the Physical Property Chair to approve contingencies not to exceed a total project cost of \$650,000.

Mr. Lukoff MOVED, seconded by Mr. Craig –

TO approve awarding a contract to John Dantuma Masonry for \$516,517.80, per proposal dated December 9, 2014, for the removal and replacement of Perimeter Wall Section J and K; install spike strips; allow the Physical Property Chair to approve Contingencies not to exceed a total project cost of \$650,000 and authorize the President to sign the contract. Funds have been set aside in the 2015 Reserve portion of the Budget.

Three Members and the Manager of Physical Property spoke on the motion.

Upon discussion, the motion was unanimously approved.

#### **CONTROLLER'S REPORT**

The Controller's report is included at the end of the minutes as an attachment.

#### **EXECUTIVE DIRECTOR'S REPORT**

The Executive Director's report is included at the end of the minutes as an attachment.

#### **BOARD MEMBER COMMENTS**

Fifteen Directors spoke on the possibility of a change of start time of the Golden Rain Board meetings, a by-law change, the parliamentary workshop held in January, the recognition of long term former Board members, the Leisure World name, the Leisure World globe, appreciation of shareholder/members attendance at Board meetings, the theatrical success of a Director, thanked our Councilwoman and made an inquiry regarding Jim's gate.

#### **ADJOURNMENT**

The meeting was adjourned at 11:31 a.m.

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Mary E. Wood, Corporate Secretary  
GRF Board of Directors

## Controller's Financial Recap – December 2014

As of the twelve-month period ended December 2014, the financial reports indicate that GRF is in favorable financial position with a surplus of \$808,379.

Major variances are:

Salaries, Wages & Benefits	682,969	YTD FTEs are below budget by 4.55; \$42K workers comp 2013 refund plus YE of \$58.8 favorable variance; New Group Ins contract < budget. Temps used to fill key positions.
Temp EEs / Recruitment	(63,466)	
Net positive variance	619,503	
Depreciation	165,291	Deferred completion of major capital projects.
Other Income	83,525	YTD donations of \$53K; Building permits \$32K.
Onsite Sales Office Rental Inc.	69,613	Actual sales exceeded budget
State & Federal Taxes	51,200	Although \$51,200 was budgeted for the year, the current tax liability is sufficient for the year. YTD accrual was reversed.
Materials & Supplies	49,570	Prudent spending
Janitorial Services	(51,682)	Increase in monthly charges due to State min. wage increase effective 7/1/2014.
Stock Transfer Fees	(55,546)	Less stock transfers than planned.
Record Retention	(70,798)	Document scanning – unbudgeted board approved item.

## Controller's Financial Recap – December 2014

**Capital Budget expenditures** for the year are \$373,630 with a budget of 3M. \$843K has been spent on construction-in-progress and \$581K of unpaid commitments remain.

Funds totaling \$2.9M were carried over from the 2013 capital budget. Projects totaling \$2.1M have been completed and capitalized from these funds. The remaining \$848K is assigned to specific projects that have not yet been completed and the remaining funds will be transferred to reserve funds.

2014 CAPITAL ACQUISITION BUDGET

Center	Description	Budget Amount	EXPENDITURES			Remeaining Balance	Labor	Variance
			Jan- Nov	Dec	Total			
30	45 Chairs for Admin Conference Room	9,680	9,680.00		9,680.00	0.00		0.00
30	Lobby Area Chairs outside Conference Room	0	1,594.32		1,594.32	(1,594.32)		(1,594.32)
30	Admin. Lunch Room- Conference Table and Mid Back chairs	0	3,178.15		3,178.15	(3,178.15)		(3,178.15)
30	Admin. Building Remodel 2014	71,000	-	40,109.61	40,109.61	30,890.39	12,564.00	18,326.39
32	Cantilever Rack for Wood Storage	3,000	1,709.99		1,709.99	1,290.01		1,290.01
32	Barcode label printer	1,000	-		0.00	1,000.00		1,000.00
32	Showroom remodel (from 2013 but not carried forward)	0	1,584.92		1,584.92	(1,584.92)		(1,584.92)
34	IP Phones (8@500, plus conference phone \$1k)	5,000	863.98		863.98	4,136.02		4,136.02
34	Tablet Devices for Physical Properties (8@ \$700)	5,600	3,846.28		3,846.28	1,753.72		1,753.72
34	Tablet Devices for Managers (5@ \$700)	3,500	5,311.20		5,311.20	(1,811.20)		(1,811.20)
34	Tablet Devices for Service Maintenance (30 @ \$700) (21K)	0	-		0.00	0.00		0.00
34	Library Patron/Print Management System	10,000	6,400.00		6,400.00	3,600.00		3,600.00
34	Workstation Replacements, Peripherals, Misc Hardware	15,000	9,409.03	2,417.93	11,826.96	3,173.04		3,173.04
34	Dell R710 Server Memory Upgrade	10,000	-	7,504.64	7,504.64	2,495.36		2,495.36
34	Windows 7 Licenses	2,000	-	1,871.74	1,871.74	128.26		128.26
34	Time and Attendance Hardware	6,395	2,354.34		2,354.34	4,040.66		4,040.66
34	Surveillance Camera Expansion	30,000	25,225.54		25,225.54	4,774.46	3,738.00	1,036.46
34	Campus Wifi for GRF staff & directors (40K)	0	-		0.00	0.00		0.00
34	Jenark One time Fee	145,000	-		0.00	145,000.00		145,000.00
34	iPads for Directors and IT (from 2013 but not carried forward)	0	3,243.47		3,243.47	(3,243.47)		(3,243.47)
35	Jamex 6557 Multi Copy, bill and coin unit- Delivery Charge	0	29.00		29.00	(29.00)		(29.00)
35	8 Computers Patron use	6,500	6,145.89		6,145.89	354.11		354.11
35	Security & Catalog Software	0	14,110.66		14,110.66	(14,110.66)		(14,110.66)
35	Installed Gas electric package A/C unit	0	5,800.00		5,800.00	(5,800.00)		(5,800.00)
36	6 Mini Mac Computers @ \$600 each	3,600	1,090.80		1,090.80	2,509.20		2,509.20
36	6 Computer monitors @ \$300 each	1,800	612.78		612.78	1,187.22		1,187.22
36	Filemaker Pro 12 Advanced	500	-		0.00	500.00		500.00
36	4 Filemaker Pro Licenses @ \$300 each	1,200	-		0.00	1,200.00		1,200.00
36	Ipad Mini Wi-Fi Cell 16GB (Phase 1 Credit Card Solution)	0	913.20		913.20	(913.20)		(913.20)
37	Case Management Software (10K)	0	-		0.00	0.00		0.00
37	4 Visitor Admissions Printers	4,000	-		0.00	4,000.00		4,000.00
37	4 Replacement Security Patrol Vehicles	120,000	106,549.98		106,549.98	13,450.02		13,450.02
37	Overhead lights, spotlight, and siren for new patrol vehicles	5,000	3,988.98		3,988.98	1,011.02		1,011.02
37	Portable security cameras for outdoor use	3,000	1,565.44	876.79	2,442.23	557.77		557.77
37	License plate recognition system (one at each gate)	20,000	19,587.72		19,587.72	412.28	4,443.00	(4,030.72)
37	Replace work station- Security Office Assistant	0	1,532.49		1,532.49	(1,532.49)		(1,532.49)
40	Clubhouse Air conditioner Replacements	20,000	-		0.00	20,000.00		20,000.00
40	Miscellaneous Sound Equipment	5,000	-		0.00	5,000.00		5,000.00
40	Professional services for master planning	50,000	-		0.00	50,000.00		50,000.00
45	Amphitheater- Replace console	0	1,409.50		1,409.50	(1,409.50)		(1,409.50)
48	Hot pool shade	4,000	-		0.00	4,000.00		4,000.00
48	Raypack Pool Pump	0	1,309.08		1,309.08	(1,309.08)		(1,309.08)
48	Installed Gas Pool Heater at the Pool/Spa	0	3,280.00		3,280.00	(3,280.00)		(3,280.00)
51	Clubhouse 1- Blue Chairs	5,000	4,975.34		4,975.34	24.66		24.66
52	Clubhouse 2- Blue Chairs	5,000	4,975.34		4,975.34	24.66		24.66
52	Clubhouse 2- Replaced Auto Transfer Switch	0	3,517.00		3,517.00	(3,517.00)		(3,517.00)
53	Clubhouse 3- Blue Chairs	5,000	4,975.34		4,975.34	24.66	162.00	(137.34)
53	Clubhouse 3- Microphones- Audio Technica Pro	0	323.94		323.94	(323.94)		(323.94)



2014 CAPITAL ACQUISITION BUDGET

Center	Description	Budget Amount	EXPENDITURES			Remeaining Balance	Labor	Variance
			Jan- Nov	Dec	Total			
53	Clubhouse 3- Recover Sound Panels in Room 1-9	0	7,550.00		7,550.00	(7,550.00)		(7,550.00)
53	Clubhouse 3- Replaced Vertical Blinds in Room 1-9	0	4,078.60		4,078.60	(4,078.60)		(4,078.60)
53	Clubhouse 3- Restroom Auto Doors	0	4,453.00		4,453.00	(4,453.00)		(4,453.00)
54	Clubhouse 4- Blue Chairs	5,000	4,975.34		4,975.34	24.66	162.00	(137.34)
54	Clubhouse 4- Entry Way concrete replacement	9,000	-		0.00	9,000.00		9,000.00
54	Clubhouse 4- Art Room Heat Pump	0	4,600.00		4,600.00	(4,600.00)		(4,600.00)
54	Clubhouse 4- Remove Concrete and Construct Wheel Chair R	0	10,788.00		10,788.00	(10,788.00)		(10,788.00)
56	Excerise Equipment (Use Tax) (from 2013 but not carried forw	0	303.60		303.60	(303.60)		(303.60)
56	Stiga Surround- Table tennis barriers	0	862.56		862.56	(862.56)		(862.56)
74	2 Portable Air Compressor	0	645.84		645.84	(645.84)		(645.84)
74	Compactor WP- 1150AW Asphalt	0	2,279.88		2,279.88	(2,279.88)		(2,279.88)
79	Lanscaping at Trailer Park	0	3,675.00		3,675.00	(3,675.00)		(3,675.00)
79	Perimeter wall sections M & L	1,200,000	-		0.00	1,200,000.00		1,200,000.00
79	Perimeter wall Engineering	30,000	-		0.00	30,000.00		30,000.00
79	Landscape Improvement	40,000	-		0.00	40,000.00		40,000.00
79	Trust Street Paving Project	1,000,000	-	15,544.00	15,544.00	984,456.00		984,456.00
79	Trust Street Landscape Improvements	52,000	-		0.00	52,000.00		52,000.00
79	Re-roof community facilities buildings- Clubhouse One	90,000	-		0.00	90,000.00		90,000.00
79	Paint Main Gate Areas	20,000	-		0.00	20,000.00		20,000.00
<b>Total Planned Capital Acquisitions</b>		<b>3,022,775.00</b>	<b>305,305.52</b>	<b>68,324.71</b>	<b>373,630.23</b>	<b>2,649,144.77</b>	<b>21,069.00</b>	<b>2,628,075.77</b>

Donated Capital

Center	Description	EXPENDITURES			Labor
		Jan- Nov	Dec	Total	
38	Access Bus- 2014 ARBOC Spirit Freedom (donated by GAF)	117,166.12		117,166.12	
51	Clubhouse 1 - Ice Machine (donated by GAF)	191.52		191.52	681.00
54	Clubhouse 4 - Ice Machine (donated by GAF)	191.52		191.52	723.00
56	Excerise Equipment (donated by GAF)	4,196.60		4,196.60	
79	Polara Navigator Audible Pedestrian Pushbutton System (donated by GAF)	11,895.00		11,895.00	
<b>Total Donated Capital</b>		<b>133,640.76</b>	<b>0.00</b>	<b>133,640.76</b>	<b>1,404.00</b>

Total Capital Acquisitions

<b>3,022,775.00</b>	<b>438,946.28</b>	<b>68,324.71</b>	<b>507,270.99</b>	<b>2,649,144.77</b>	<b>22,473.00</b>	<b>2,628,075.77</b>
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Earmarked for a different project

2013 CAPITAL ACQUISITION BUDGET CARRYOVER TO 2014

Center	Description	Carryover Balance	EXPENDITURES			Remaining Balance	Labor	Variance
			Jan- Nov	Dec	Total			
30	Sound and Projection System - Admin. Conference Room	33,031.00	37,115.11		37,115.11	(4,084.11)	20,448.30	(24,532.41)
32	Relocate Warehouse heating unit (Proj. 3338-13P)	2,000.00	2,132.00		2,132.00	(132.00)		(132.00)
33	Stock Transfer Mail Folder Inserter Machine	19,029.44	19,029.44		19,029.44	0.00	180.00	(180.00)
33	Stock Transfer 10 lb Scale Postage Machine	13,961.72	13,961.72		13,961.72	0.00		0.00
34	31 Computers & laptops	27,185.00	23,833.08		23,833.08	3,351.92		3,351.92
34	Server Rack and Network Infrastructure Improvements (sales tax)	56.40	56.40		56.40	0.00		0.00
34	Jenark / MicroMain	115,000.00	0.00		0.00	115,000.00		115,000.00
37	Radio repeaters for Security & Service Maintenance	5,872.10	6,233.44		6,233.44	(361.34)		(361.34)
37	St. Andrews Gate carpet replacement	2,500.00	1,698.20		1,698.20	801.80		801.80
37	Automated Pedestrian Gate	5,000.00	0.00		0.00	5,000.00		5,000.00
51	Clubhouse 1 - Lobby Furniture	15,000.00	9,861.50		9,861.50	5,138.50	942.00	4,196.50
52	Clubhouse 2 - 52 Long Tables (sales tax)	549.87	549.87		549.87	0.00		0.00
53	Clubhouse 3 - Heat pump	4,500.00	5,000.00		5,000.00	(500.00)		(500.00)
54	Clubhouse 4 - Heat pump	3,690.00	4,100.00		4,100.00	(410.00)		(410.00)
54	Clubhouse 4 - Replace All Tiles	40,000.00	0.00		0.00	40,000.00		40,000.00
55	Video Producers Equipment (sales tax)	62.32	62.32		62.32	0.00		0.00
55	Café Project	11,040.00	10,128.32		10,128.32	911.68	6,597.00	(5,685.32)
56	Various Exercise Equipment	7,042.53	7,042.53		7,042.53	0.00	72.00	(72.00)
70	Carpeting - downstairs	10,000.00	20,200.00		20,200.00	(10,200.00)		(10,200.00)
70	Interior Painting (1st & 2nd Floors)	16,000.00	16,000.00		16,000.00	0.00		0.00
70	Exterior Painting	10,000.00	3,985.00		3,985.00	6,015.00		6,015.00
74	Gas Welding Machine with Torch	9,000.00	8,066.48		8,066.48	933.52		933.52
74	2 Portable generators (sales tax)	127.84	127.84		127.84	0.00		0.00
74	Chairs for Lunch Room (sales tax)	78.72	78.72		78.72	0.00		0.00
79	Perimeter Wall Replace - A & B (Chgd to R) (Proj. 591-01B)	500,000.00	0.00		0.00	500,000.00		500,000.00
79	Main Gate Beautification (Proj. 683-12A)	200,000.00	0.00	37,155.34	37,155.34	162,844.66		162,844.66
79	Landscape Improvement	24,136.10	0.00		0.00	24,136.10		24,136.10
79	Trust Street Paving Projects	1,898,896.00	1,898,895.85		1,898,895.85	0.15		0.15
<b>Total Planned Capital Acquisitions Carryover from 2013</b>		<b>2,973,759.04</b>	<b>2,088,157.82</b>	<b>37,155.34</b>	<b>2,125,313.16</b>	<b>848,445.88</b>	<b>28,239.30</b>	<b>820,206.58</b>

2,961,919.00 Per Capital Budget Variance Report - December 31, 2013  
 4,788.00 Add back Ice Machines deducted from 2013 budget (donated by GAF)  
 5,000.00 Add overall unsued funds to CC 34 for Jenark / MicroMain  
 2,106.03 Misc variance with paving project & added sales tax for 2013 purchases  
 (53.99) Adjustment to CH3 - Microphones

2,973,759.04  
 0.00

**Golden Rain Foundation  
Cash Flow Activity - All Reserves  
For the Month of December 2014**

	Contingency Operating Fund	Trust Improvement Fund	Capital Improvement Fund	Liability Insurance Fund	Mutuals' Self-Insurance Fund	Other Restricted	Nonrestricted Funds	Total
<b>Balance 11/30/2014</b>	<b>685,047</b>	<b>14,647</b>	<b>6,125,174</b>	<b>1,020,052</b>	<b>20,894</b>	<b>552,374</b>	<b>851,107</b>	<b>9,269,296</b>
Funded: Trust Asset Dep'n								-
Funded: Non-Trust Asset Dep'n		72,809	1,188					73,998
Funded: Membership Fees collected (57)			62,187					62,187
Progress Payments on CIP		(102,817)						(102,817)
New Capital Purchases		(28,865)						(28,865)
Replenish funds for Donated Assets								-
Net Monthly Claims								-
Disbursement to Mutuals					(20,894)			(20,894)
Replenish fund for Item Donations		45,000	(45,000)					-
Transfers between funds		145	53,764	9,072				-
Interest Income Allocation							(62,982)	(62,982)
Net Monthly Activity						(87,329)	(671,114)	(758,443)
<b>Balance 12/31/2014</b>	<b>685,047</b>	<b>920</b>	<b>6,197,314</b>	<b>1,029,125</b>	<b>-</b>	<b>465,045</b>	<b>117,011</b>	<b>8,494,461</b>
Net Activity	-	(13,727)	72,140	9,072	(20,894)	(87,329)	(734,096)	(774,835)

*Golden Rain Foundation  
Balance Sheet  
For the Period Ended December 31, 2014*

Assets	Foundation	Trust	Total
Current Assets:			
Cash and cash equivalents	\$ 117,241	\$ -	\$ 117,241
Investments	117,011	-	117,011
Receivables	1,382,612	-	1,382,612
Inventory of maintenance supplies	362,962	-	362,962
Prepaid expenses	487,775	-	487,775
Current Assets	<u>2,467,601</u>	<u>-</u>	<u>2,467,601</u>
Designated deposits			
Contingency Operating Fund	-	685,047	685,047
Trust Improvement Fund	-	920	920
Capital Improvement Fund	6,197,314	-	6,197,314
Liability Insurance Deductible Fund	1,029,125	-	1,029,125
Other Restricted Fund	465,045	-	465,045
Total designated deposits	<u>7,691,484</u>	<u>685,967</u>	<u>8,377,450</u>
Notes Receivable			
Notes Receivable - Membership Fees	701	-	701
Fixed Assets	874,276	29,854,577	30,728,853
Less: Accumulated Depreciation	<u>(835,465)</u>	<u>(19,054,649)</u>	<u>(19,890,114)</u>
Net Fixed Assets	<u>38,811</u>	<u>10,799,928</u>	<u>10,838,739</u>
Other Assets			
Premium on Municipal Bonds	25,997	-	25,997
Total Assets	<u>\$ 10,224,593</u>	<u>\$ 11,485,895</u>	<u>\$ 21,710,488</u>

*Golden Rain Foundation  
Balance Sheet  
For the Period Ended December 31, 2014*

Liabilities and Equity	Foundation	Trust	Total
Current Liabilities:			
Accounts Payable	\$ 1,053,051	\$ -	\$ 1,053,051
Accrued Payroll & Payroll Taxes	534,492	-	534,492
Accrued Expenses	409,626	-	409,626
Accrued Property Taxes	116,770	-	116,770
Current Liabilities	2,113,938	-	2,113,938
 Total Liabilities	 2,113,938	 -	 2,113,938
 Equity			
Mutuals' beneficial interest in Trust Assets		11,485,895	11,485,895
Membership interest			
Membership certificates of 844 shares at \$200 par value, and 5,764 shares at \$250 par value, authorized, issued and outstanding.	1,609,800	-	1,609,800
Additional paid-in-capital	21,137,009	-	21,137,009
Less cost of assets contributed to the Golden Rain Foundation Trust	(15,444,532)	-	(15,444,532)
Excess Income (Loss) Year-to-Date	808,379		808,379
Total Equity	8,110,655	11,485,895	19,596,550
 Total Liabilities and Equity	 \$ 10,224,593	 \$ 11,485,895	 \$ 21,710,488



**Golden Rain Foundation**  
**Statements of Revenues and Expenses By Segment**  
**For the Twelve Months Ended December 31, 2014**

	Trust Operations	Service Maintenance	Management Services	Golden Rain News	All Segments
Income:					
Net billings from Mutuals	\$ 10,107,374	\$ 1,240,920	\$ 44,400	\$ (98,400)	\$ 11,294,294
Advertising Income	-	-	-	953,136	953,136
Rental - Onsite Sales Office	415,613	-	-	-	415,613
Rental - Health Care Center	564,000	-	-	-	564,000
Income From Superwire	74,721	-	-	-	74,721
Other Rental Income	39,482	-	-	-	39,482
Interest Income	65,680	-	-	-	65,680
Interest Income Allocation	(9,072)	-	-	2,625	68,305
SRO Labor Cost Recovery	-	-	-	-	(9,072)
Other Income	-	1,295,911	-	-	1,295,911
Sub Total	265,232	-	-	(572)	264,660
Trust Assets Depreciation	11,523,030	2,536,831	44,400	856,789	14,961,050
Total Income	\$ 11,523,030	\$ 2,536,831	\$ 44,400	\$ 856,789	\$ 14,961,050
Expenses:					
Salaries and Benefits	\$ 6,376,450	\$ 2,132,553	\$ -	\$ 525,074	\$ 9,034,077
Retirement Plan	77,591	52,656	-	13,544	143,791
Materials and Supplies	475,613	16,049	-	212,416	704,078
Utilities and Trash Hauling	500,642	17,228	-	6,422	524,292
Insurance Premiums	383,196	-	-	18,702	401,898
Professional Services	251,517	-	-	3,426	254,943
Contract Services	167,161	1,319	-	94,448	262,928
Equipment Maintenance	179,324	22,901	-	1,520	203,745
Facility Maintenance	68,305	55	44,400	1,905	114,665
Janitorial Services	979,839	-	-	-	979,839
Landscape Maintenance	259,972	-	-	-	259,972
Community Entertainment	212,120	-	-	-	212,120
Property Taxes and Licenses	33,145	115	-	-	33,260
Income Tax	-	-	-	-	-
Gain on Sale of Equipment	-	-	-	-	-
Depreciation and Amortization	771,819	10,814	-	3,483	786,116
Miscellaneous	221,690	12,976	-	2,281	236,947
Total Expenses	10,958,384	2,266,666	44,400	883,221	14,152,671
Net Income	\$ 564,646	\$ 270,166	\$ -	\$ (26,432)	\$ 808,379
Net Off Budget Items	-	-	-	-	-

*Golden Rain Foundation*  
*Quick Balance Sheet Analysis*  
*For the Period Ended December 31, 2014*

**SELECTED BALANCE SHEET ITEMS**

	Current Balance	Prior Month	Increase (Decrease)
Cash In Bank	117,241	465,638	(348,397)
Current Assets	10,845,051	10,826,179	18,872
Current Liabilities	2,113,938	2,103,992	9,946
Current Ratio	5.13	5.15	
Designated Deposits:	8,494,461	9,269,296	(774,835)
Capital & Trust Improvement Funds			
Liability & Disaster Insurance Fund			
Mutuals' Self Insurance Fund			
Contingency Operating Fund			
General Operating Fund			
Other Restricted Fund			

**RESULT OF OPERATIONS**

Current Month	Actual	Budget	Variance	%
Income	1,287,383	1,214,456	72,927	6.00
Expense	1,272,841	1,181,062	(91,779)	(7.77)
Net Materials Recovery(Pass Thru)	0	0	0	
<b>Excess Income or (Expense)</b>	<b>14,542</b>	<b>33,394</b>	<b>(18,852)</b>	
Year To Date	Actual	Budget	Variance	%
Income	14,961,050	14,914,468	46,582	0.31
Expense	14,152,671	14,914,468	761,797	5.11
Net Materials Recovery(Pass Thru)	0	0	0	
<b>Excess Income or (Expense)</b>	<b>808,379</b>	<b>0</b>	<b>808,379</b>	

Full Time Equivalents		
For the Month	Average YTD	Planned - 2014
153.31	150.73	155.28

**GOLDEN RAIN FOUNDATION  
TRUST IMPROVEMENT FUND COMMITMENT REPORT  
December 31, 2014**

Trust Improvement Fund Balance - Previous Month	14,647
This Month's Addition (Trust Asset Dep'n)	72,809
This Month's Addition (Donations in Kind)	0
This Month's Addition (Transfer from Capital Improvement Fund)	45,000
2014 Earnings on Fund	145
This Month's Reduction (Trust Asset Acquisitions & Increase in CIP)	131,682

Trust Improvement Fund Balance - This Month

920

**Funded Projects**

Proj. No.	Description	Budget	Approved Outlay	Amount Spent	Remaining Commitment	Remaining Funds
591-01B	Perimeter Wall Section R	500,000	499,565	489,409	10,156	435
591-01B	Perimeter Wall Section A	494,000	404,660	54,300	350,360	89,340
591-01B	Perimeter Wall Section J&K	650,000	3,100	3,100	0	646,900
668-11B	Westminster	30,000	6,525	6,525	0	23,475
Jenark	Jenark and Micromain Project	260,000	235,283	206,429	28,854	24,718
708-14	2014 Trust Street Paving- Street Painting		126,403	69,909	56,494	
702-13	In Road Lighting Plan- St. Andrews Dr.	984,456	82,750	2,000	80,750	711,708
721-14	St. Andrews Improvement @ Tam O'Shanter		63,595	8,932	54,663	
710-14	Pedestrian Circulation and Ramp Design		2,500	2,500	0	0

Total Funds Committed From Reserve Fund

1,424,380    843,104    581,277

581,277

Available Balance in Trust Improvement Fund

(580,357)

Capital Improvement Fund - Previous Month

    This Month's Addition (Membership Fees & Non-Trust Dep'n)

6,125,174

    2014 Earnings on Fund

63,375

    This Month's Reduction (Non-trust acquisitions)

53,764

    This Month's Reduction (Transfer to Trust Improvement Fund)

0

Capital Improvement Fund - This Month

45,000

6,197,314

Total Available Funds

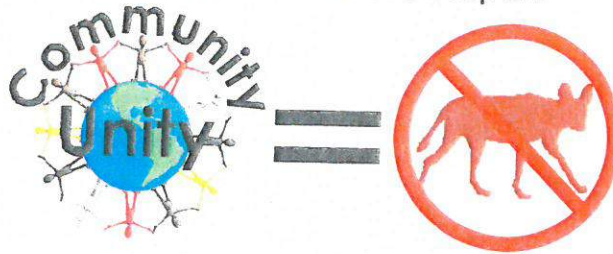
5,616,957

**BOND INVESTMENTS PERFORMANCE AS OF DECEMBER 31, 2014**

Bonds Book Value	1,105,562	
Bonds Market Value	1,140,084	
Unrealized Gains / (Loss)	34,521	3.12%
Cash Reserve Fund	57,987	
Total Investments in Bonds	1,163,550	

# GOLDEN RAIN foundation SEAL BEACH

January 27, 2015 meeting of the Board of Directors  
Executive Directors Report



## Coyotes

Random sighting of coyotes within the community and city are being reported. This is most likely due to a very moderate winter and recent rain showers with little to no flooding in the local wetlands. Conditions are optimum for an early coyote whelping season. We all need to be ready.

Last season the community came together played a vital role in the control of urban coyotes with in Leisure World. But sadly some pets were lost or injured. Although we and the City tried trapping to control the coyotes, this method proved to be very ineffective. Coyote hazing nationally has proven to be the best method to deal with urban coyotes, but hazing requires the collective work of everyone. Articles will continue to be run the in the GRF News, placed on our web site and a video link is available to see the training class that was offered in December.

Due to the unique demographics of our community, I have been communicating with a representative of the American Humane Society (AHS). It was noted that traditional hazing methods require an effort and physical ability that may be beyond the capabilities of many of our Shareholders. Given this we are in the early stages of reviewing high intensity hazing program, which if approved will be performed under the directions of the AHS and trained staff.

The City of Seal Beach is also actively working on this matter and has developed a proposed Coyote Management Plan (copies available at the Administration Office).

Minimizing coyote conflicts is most effective when we all work together.

### 1.) How can I make my patio less attractive to coyotes?

Hazing efforts and deterrents will be more effective on coyotes if coyote attractants are removed or excluded from your patios. We encourage the following:

- Never feed coyotes! Report anyone that is feeding coyotes.
- Remove all food and water sources from your patio. This may include pet bowls, birdfeeders, fallen fruit, barbecue grills, and trash.

- All trash should be contained in proper trash containers and stored indoors with secure lids.
- Keep cats indoors.
- Pets should be supervised when outside and never be left unattended.
- Avoid feeding birds. Coyotes will eat the birdseed as well as the birds and rodents attracted by the feeder.

## **2.) How do I haze coyotes out of my yard/away from me?**

Scare/haze coyotes out of your yard or away from you if they approach too closely.

- If you are approached by a coyote, do not run or turn your back on it. Be as big and loud as possible.
- Wave your arms and yell in an authoritative voice.
- Turn on sprinklers or spray coyotes with a garden hose.
- Bang pots and pans together.
- Shake or throw a *Coyote Shaker*, which is a soda can filled with pennies or pebbles and sealed with duct tape.

## **3.) How can I protect my pets from coyotes?**

- NEVER, leave your pet unattended.
- Leash pets with a 6 foot leash while walking them.
- Keep cats indoors.
- If you see a coyote bring your pet in as close to you as possible and follow hazing techniques note above

## **General Project Update**

### **1. MEDICAL CENTER/ADMIN BUILDING ADA IMPROVEMENTS**

- Physical Property Committee agreed to look at the possibility of using Project Funds not used after the Pavement Project is completed to reduce risk in this area
- Physical Property was asked to look at the cost to provide covered bus benches in front of the Pharmacy to prevent pedestrians from tripping over the curb
- Estimate of \$26,000 to install three bus shelters
- Craig Webber looking into possible solution to the area
- Solution to be presented to PPC in April 2014
- Action by the Physical Property Committee at their April meeting to approve the plan for removing two trees replacing concrete and adding bollard options and to have staff send out a RFP bringing bids back to a future meeting
- RFP scheduled to go out for bid mid July
- At the July 10 PPC the committee asked staff to include a solution for the handicap parking in front of the Pharmacy
- Review/Modification to RFP in process
- Pharmacy entrance was given to the Architectural Design Review Committee for their input
- At its September meeting PPC requested staff to contract with ADA Inspections Plus LLC to perform a circulation evaluation and ramp design for the Administration and Health care areas.



- At its October meeting the PPC reviewed plans from ADA Inspections Plus and asked staff to make some changes and present them at the next meeting
- PPC at its November meeting asked staff to send out an RFP for this project on plans approved at this meeting RFP in process
- RFP sent out and bids are due back at Februarys PPC meeting

## 2. LIGHTED PAVEMENT CROSSWALK AT SWIMMING POOL ON ST. ANDREWS DRIVE

- At the 11/7/2013 Security, Bus & Traffic Committee meeting the Committee sent a request to the Physical Property Committee to send out Request for Proposals for a lighted pavement crosswalk system
- Specifications for the Request for Proposal are complete
- Bidders conference is 2/14/14 and bids are due back 3/3/14
- Bids will be opened at March PPC meeting
- One bid opened at the PP Committee Meeting members asked staff to review the manufacture and check with Hawaiian Gardens as to what contractor they used
- Recommendation from staff to go with LaneLight inpavement LED System with a 5 year warranty was suggested
- Action by the Physical Property Committee to have staff work with a traffic engineer and provide a cost for a plan to send out an RFP to include saw cutting and installing a concrete crosswalk with the Lane Light Crosswalk System
- Action by the PPC at its May meeting requesting the services of Anderson Penna design plans to go out to bid with a concrete crosswalk
- PPC asked staff to secure 2 additional quotes from engineering plans to install a concrete crosswalk with the Lighted Crosswalk System
- Contract has been executed with JLS Engineering for a cost not to exceed \$2,000, to prepare construction documents to go out to bid for the lighted crosswalk system
- Received Construction documents RFP in process
- Task to be included in the 2014 Paving Project
- RFP sent out. Bidders Conference is on 9/18 and bids are due 10/7
- At its meeting on October 10, 2014, the Physical Property Committee unanimously recommended a contract be awarded to Dynalectric for this work, this item is on the GRF agenda for October
- GRF Board approved this project at its October 28, 2014 meeting, material have been ordered
- Work started Dec 8.
- Project is complete

## 3. TRUST STREET PAINTING

- RFP sent out mid August. Bids due back September 8 and opened at the PPC September meeting
- To be included in the 2014 Paving Project
- At its meeting on September 12, 2014, the Physical Property Committee unanimously recommended a contract be awarded to PCI for this work, this item is on the GRF agenda for September

- GRF Board approved this project at its October 2, 2014 meeting. Start date is November 3, 2014 work in process
- Contractor is taking care of punch list

#### 4. AUTOMATIC GATE AT MAIN GATE EXIT

- Action by the SBT Committee to have Physical Property Department send out RFP was made
- Physical Property Department developed RFP
- Physical Property Department received 3 bids
- Contract executed on 1/21/14
- Gate will be installed after Perimeter Wall is complete.
- Physical Property Staff working with the contractor to set equipment for the gate
- The contract was signed with the understanding the system would comply with ADA standards and does not. Alternate options will be presented at the November PPC.
- This item is on the GRF Board agenda for November to approve installation of an Vortex Gate not to exceed \$15,000 installed
- Door is on order

#### 5. PERIMETER WALL PROJECT 2014 SECTION A

- Action by the Physical Property Committee at its February meeting to inspect the condition of the remaining walls and bring back to the Committee 3 options to replace section L and M was requested at its Feb meeting
- Inspections in process Information presented at March PPC Meeting
- Physical Property Committee at its March meeting asked staff send out RFP for grading plans at Perimeter Wall section L and M with wall to be moved to the outer edge of property
- RFP in process (need soil sample first)
- Action by the Physical Property Committee to have staff provide cost for soil sample at section L and M and to have staff obtain a cost for removal and replacement of sections I, J and K from the current contractor. Cost from current contractor was discussed
- Physical Property Committee at its May meeting asked staff send out RFP for replacement of J and K having wall sections broke down and include a cost for section I
- At the May PPC budgeted funds of 8,500 were approved to have staff obtain soil samples for the property along wall sections L and M
- Soil Samples collection from section L and M conducted July 5, results came back clean
- Staff is working with OCFC to determine property line access requirements, drainage details and gate requirements at C/H 2 for Sections J and K
- OCFC has no record of property line. Quotes are being collected for the cost of a survey
- At the August PPC Meeting the Committee directed staff to focus on replacement of Section A in place of Section J and K. Cost will be presented at the September PPC Meeting

- At its meeting on September 12, 2014, the Physical Property Committee unanimously recommended the Board award a contract to Dantuma Masonry for the replacement of Perimeter Wall Section A, this item is on the September GRF Board agenda
  - GRF Board approved Perimeter Wall Section A at its October 2, 2014 meeting. Start date is scheduled for November 3, 2014, work in process. Meet with Mutual 15 Board on project flow
  - Block Wall, Tree and landscape removal to started 11/19/2014 along section A. Work in process
6. ROOF REPLACEMENT CLUBHOUSE 1
- Action by the PPC at their April meeting to send out an RFP to re roof Clubhouse 1 and have staff provide options for skylights and materials was made
  - Direction was given to staff at the May PPC meeting to send out an RFP to re roof Clubhouse 1 and not include an option for skylights
  - RFP sent out bids due back August 26 and will be opened at the PPC September meeting
  - At its meeting on September 12, 2014 the Physical Property Committee unanimously voted to recommend the Board award a contract to Adco Roofing & Weather Proofing for the replacement of the A-Frame and lower portion roofs of Clubhouse One, this item is on the September GRF Board agenda
  - Architectural Review Committee chose the color of the roof
  - GRF Board approved this project at its October 2, 2014 meeting. Start date is scheduled for November 3, 2014, work in process
7. LANDSCAPING CANOE BROOK
- Physical Property Committee tasked staff to send out RFP for landscape and irrigation replacement on Canoe Brook and El Dorado Drive. RFP out to bid Sept 2014
  - At its meeting on October 10, 2014, the Physical Property Committee unanimously recommended a contract be awarded to Johns Landscape for this work, this item is on the GRF agenda for October
  - GRF Board approved this project at its October 28, 2014 meeting. Start date is November 3, 2014 work in process
8. PAINTING SECURITY BUILDING
- At its November 14<sup>th</sup> meeting the PPC opened 5 bids and selected Hutton Painting to paint the Security building. Work tentatively scheduled for start date early spring 2015
  - Physical Property Department looking into next lowest bidder
  - At its December 12, 2014 meeting The Physical Property Committee approved Certa- Pro Painters for \$6,850
  - Work is in progress
9. PAINTING SALES BUILDING
- At its November 14<sup>th</sup> meeting the PPC opened 2 bids and selected Hutton Painting to paint the Security building. Work tentatively scheduled for start date early spring 2015
  - Physical Property Department looking into next lowest bidder

- At its December 12, 2014 meeting The Physical Property Committee approved Advanced Custom Painting for \$2,850
  - Scheduling in process
10. PAINTING CLUBHOUSE 3 INTERIOR
- At its November 14th meeting the PPC opened 4 bids and asked staff to analyze the bids and bring a recommendation back to the next meeting
  - The GRF Board approved to award a contract with General Coatings in the amount of \$26,950 to paint the interior of Clubhouse 3 At its December 19, 2014 meeting
  - Contractor will start work January 26 and will be working after hours
11. SALES OFFICE UPGRADES
- At its December 19, 2014 GRF Board meeting the Board approve \$70,000 to upgrade the Sales office
  - The Service Maintenance Department is conducting minor repairs and the Physical Property Department has sent out RFP's for paint , carpet and window covering
12. DEL MONTE GRIND AND OVERLAY
- At its December 12, 2014 meeting the GRF Board approved to award a contract to NPG not to exceed \$154,234 to grind and overlay the pavement on Del Monte from Northwood to Golden Rain rd
  - Work Scheduled to start February 5, 2015
13. TAM O'SHANTER ALIGNMENT PROJECT
- At its December 12, 2014 meeting the GRF Board approved to award a contract to MJ JURADO for the Tam O' Shanter St. Andrews road improvements for the amount of \$49,400
  - Contract is executed and scheduling in process
14. AMPHITHEATER PAINT STAGE
- Staff is sending out RFP to paint the stage area of the Amphitheater
  - ADRC color choice is Ocean Beach #958
15. AMPHITHEATER STAGE FLOOR REFINISH
- Staff is sending out RFP to refinish the stage floor at the Amphitheater
16. SERVICE MAINTENANCE UPGRADES
- window coverings for the Service Maintenance Office

### IT Services Project Update

1. BUSINESS SERVERS UPGRADES
- APC Smart-UPS server cabinet backup power system plus external battery packs ordered and received.
  - Business server memory and disk drives ordered and received.

- Installation scheduled, Sunday, December 12<sup>th</sup>.
- Project Compete, Final Report

## 2. JENARK/MICROMAIN MIGRATION

- A Jenark LIVE date of January 1, 2015 is set for balances and transaction processing. Account balance conversion will occur at year-end.
- Accounting, Stock Transfer, Physical Properties, Mutual Administration, and Security will be fully live on Jenark as of January 1, 2015
- Purchasing and Service Maintenance will continue on current systems (for SRO processing and Inventory Management) until integration developments are completed by Jenark and MicroMain.
- Data Migrations
  - (a) 2012 Year-end balances (GRF and Mutuals) completed
  - (b) 2013 YTD activity (GRF and Mutuals) completed
  - (c) 2014 monthly activity through October (GRF and Mutuals) completed
  - (d) 2012 – 2014 budget data for GRF / Mutuals in process, 2015 to follow
  - (e) 2015 recurring resident charges completed
  - (f) ACH direct debit data for resident accounts completed
  - (g) Vendor database (before year-end)
  - (h) Inventory quantities and values (before year-end)
  - (i) Accounts Receivable (member) balances (at year-end)
- Training Performed
  - (a) Security Watch Commanders
    - (i) Resident lookup and search capabilities
    - (ii) Emergency Contacts
    - (iii) Vehicle decals
    - (iv) Event/Call Logs
  - (b) Physical Properties
    - (i) Architectural Requests module for Building Permits
  - (c) Accounting
    - (i) Financial reports
    - (ii) Accounting Payable – scheduled 12/12
    - (iii) Accounting Receivable – scheduled in December
- MicroMain
  - (a) Integration development between Jenark and MicroMain in full progress; meetings ongoing with GRF, Jenark and MicroMain.
  - (b) Customizations for parts and labor entry completed and reviewed.
  - (c) MicroMain software training performed with key staff in Service Maintenance, Purchasing, Accounting and IT Services.
    - (i) Work Order processing
    - (ii) Inventory Management
    - (iii) Purchase Orders
  - (d) MicroMain on-site training will be scheduled once completion of integration development determined.

## 3. LICENSE PLATE RECOGNITION

- Main Gate system installed



- Reviewing minor issues with vendor
- 2 of 3 original cameras installed
- Special installation of 3rd camera requires special mount, in review.
- Fourth camera purchased and received with available capital.
- Northgate/St. Andrews Gate cameras and server installations complete.
- Performing final configurations on each LPR server.
- All 3 gates installed with LPR servers and cameras
- Configurations being fine tuned with vendor

#### 4. SECURITY CAMERA EXPANSION

- Cameras for all crosswalks installed (3 cameras)
- Mechanics Garage installed (2 cameras)
- Remaining servers for Clubhouses configured and ready for deployment
- Maintenance constructing secured boxes for servers for each Clubhouse
- Cameras for St. Andrews crosswalks and Golden Rain intersection (3 cameras) installed
- Mechanics garage (2 cameras) installed.
- Clubhouse 6 (6 cameras, 1 camera local server) installed.
- Clubhouse 1, 2, 3, 4 (11 cameras, 4 camera local servers) 75% cabled
- 5 servers configured and ready for deployment
- Boxes to secure local camera servers being built by Maintenance for clubhouses 1, 3, and 4.

#### Security

- In a comparison of December 2013 to December 2014 security reports recap, the only significant items of note:
  - Increase in
    - Theft
    - Fire (minor stove top)
  - Decrease in
    - In all other reportable areas
- 12 reported traffic incidents/accidents in December; incidents are in the very minor to minor category with the exception of a vehicle and pedestrian incident.

#### Fire Lane Enforcement

Strict enforcement of the parking restrictions of posted and marked fire lanes began on January 5, 2015. To date, compliance with the parking restrictions have caused and no vehicles have been towed.

#### Staff Announcements

I'm pleased to announce the following changes to the Golden Rain Staff

- Al Cabrera – Will be joining the Foundation in the position of Deputy Security Chief.
- Fara Quirin – Is now the Office Secretary for the Security Department