



**AGENDA
SPECIAL BOARD OF DIRECTORS MEETING
GOLDEN RAIN FOUNDATION
ADMINISTRATION CONFERENCE ROOM
FRIDAY, DECEMBER 4, 2015 – 2:00 P.M.**

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Announcements
5. 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.

6. Approval of 2015-2016 Workers' Compensation Insurance Renewal (p. 1-22)
7. Approval of Pool Heater Replacement (pp. 23-26)
7. Executive Session
8. Adjournment



Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

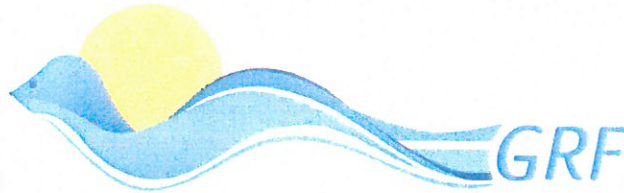
TO: BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE
SUBJECT: WORKER COMPENSATION INSURANCE
DATE: NOVEMBER 25, 2015
CC: FILE

California law requires employers to have workers' compensation insurance (WCI) and the current policy will be expiring on December 31, 2015. Accordingly, staff has reached out to DLD Insurance (current Insurance Broker) and solicited a quotation for WCI for the policy period of December 31, 2015 to December 31, 2016. Competitive quotations were sought from a number of carriers, who noted a marked decrease in work related injuries (see Exhibit A, Workers' Compensation Loss Summary).

In the ongoing negotiations, Redwood Fire and Casualty Insurance Company (division of Berkshire Hathaway Company(www.bhhc.com)), carries a A++ Superior rating, has provided a quotation based upon the 2016 operational budget and stated staffing levels of \$439,095, (see Exhibit B). The premium as quoted represents a significant reduction in the Experience Modification as well as a favorable increase in the Scheduled Modification/Premium Credit.

At the Special meeting of the Finance Committee on December 4, 2015, the Committee noted funding in the amount of \$572,778 has been allocated in the 2016 Budget for Worker Compensation Insurance and duly moved and approved to recommend to the Board approval of the Workers' Compensation Insurance proposal, as submitted, in the amount of \$439,095 (actual premium will be based upon active payroll and payroll audit), for the policy period of December 31, 2015 to December 31, 2016, per the insurance proposal dated November 24, 2015, as prepared and submitted by DLD.

I move to approve the Workers' Compensation Insurance proposal, as submitted, for the policy period of December 31, 2015 to December 31, 2016, and authorize the President to sign the required documents, per the insurance proposal dated November 24, 2015, as prepared and submitted by DLD.



BOARD ACTION REQUEST

TO: BOARD OF DIRECTORS
FROM: RANDY ANKENY, EXECUTIVE DIRECTOR
SUBJECT: SWIMMING POOL HEATER REPLACEMENT
DATE: NOVEMBER 25, 2015
CC: FILE

In preparation for the upcoming yearly maintenance of the Swimming Pool, the Service Maintenance staff found the Pool Heater is leaking and is at the end of its usable life.

The Reserve Study, Component Inventory (Exhibit A), shows the pool heater for replacement in 2015 with \$35,200 allocated for the replacement of the pool and spa heater (spa heater is operational).

Two quotes have been obtained to replace the 990,000 BTU heater and are as follows:

Service First Commercial Pool Systems	\$19,967
Sunbrite Pools	\$19,800

It is staff's recommendation to purchase and install a Raypak Hi Delta 992B as per bid proposal dated 11/20/2015, from Sunbrite Pools (See Exhibit B).

I move to approve the replacement Swimming Pool Heater, Reserve ID number 0705 under Category "POOL/SPA, for an amount not to exceed \$19,800 and to have the President sign the contract with Sunbrite Pools.

EXHIBIT A

COMPONENT INVENTORY GOLDEN RAIN FOUNDATION

threshold = 2,500

AS OF: 1/1/2015

CATEGORY / COMPONENT	ID#	APPROXIMATE QUANTITY	LIFE IN YRS		CURRENT COST	ANNUAL DEPRE	RESERVES			MONTHLY CONTRIBUTION	
			USEFUL	REMAIN			ACTUAL	REQUIRED	SURPLUS/ (DEFICIT)	CURRENT	RECOMMEND
POOL/SPA											
pool-plaster	0701	3,100 sq ft	10	7	15,500 ⁴	1,550	2,911	4,650	(1,739)	68.27	68.96
spa-plaster	0702	750 sq ft	5	2	10,300 ¹	2,060	3,869	6,180	(2,311)	90.74	91.65
coping joint	0703	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
coping/tile	0704	300 lin ft	20	15	12,000 ¹	600	1,878	3,000	(1,122)	44.05	44.49
heaters	0705	2 @ 990,000 btu	12	0	35,200 ⁴	2,933	22,036	35,200	(13,164)	516.83	522.00
filters	0706	5 @ 35 sq ft	10	5	5,250 ⁴	525	1,643	2,625	(982)	38.54	38.93
separation tanks	0707	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
motors	0708	6 @ 3 horsepower	5	3	3,000 ⁴	600	751	1,200	(449)	17.62	17.80
pumps	0709	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
air blowers	0710	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
chlorinators	0711	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00
ada pool lift	0712	1 lift	10	5	4,000 ⁴	400	1,252	2,000	(748)	29.37	29.66
furniture-replace	0713	85 pieces	10	8	16,650 ⁴	1,665	2,085	3,330	(1,245)	48.89	49.38
furniture-refurbish	0714	85 pieces	10	3	6,650 ¹	665	2,914	4,655	(1,741)	68.35	69.03
pool covers	0715	2 covers	10	5	8,000 ²	800	2,504	4,000	(1,496)	58.73	59.32
RECREATION FACILITIES											
restrooms-large	0801	2 restrooms	20	15	287,950 ²	14,398	45,066	71,988	(26,922)	1,056.97	1,067.54
restrooms-small	0802	2 restrooms	20	15	3,700 ⁴	185	579	925	(346)	13.58	13.72
bike racks	0803	4 racks	30+	30+	0	0	0	0	0	0.00	0.00
MISCELLANEOUS											
fire extinguishers	0901	operating budget	n/a	n/a	0	0	0	0	0	0.00	0.00



EXHIBIT B

2549 Eastbluff Dr. Suite 389
Newport Beach, CA 92660

BID - PROPOSAL

DATE: 11/21/15

PROPOSAL NO: 1

PROPOSAL SUBMITTED TO:

Name: David Rudge

Address:

City:

State: CA

Zip:

Telephone:

FAX:

Construction To Begin:

WORK TO BE PERFORMED AT:

Name: David Rudge

Address: Leisure World

City: Seal Beach

State: CA

Zip:

Telephone:

FAX:

Contract Completion Date:

We hereby propose to furnish all materials and necessary equipment, and perform all labor necessary to complete the following work:

\$19,800.00 Pool Heater: Install new Raypak Hi Delta 992B with Cold Run, Sealed Combustion Chamber, Cupronickel Heat Exchanger and Ferros Bypass and Pump Assembly. Plumb inlet/outlet into existing circulation system. Hook up gas line and wire electrical. Remove and dispose of old heater.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of **\$19,800.00**

(Nineteen Thousand Eight Hundred dollars) with payments to be made as follows:

You, the homeowner (buyer) or tenant have the right to require the contractor to furnish you with a performance bond. You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Cancellation by the buyer after the right to rescind has passed, shall be deemed a material breach of this agreement and entitles the contractor to damages.

Contractors are required by law to be licensed and regulated by the Contractors' State License Board which has jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within four years of the date of the alleged violation. A complaint regarding a latent act or omission pertaining to structural defects must be filed within 10 years of the date of the alleged violation. Any questions concerning a contractor may be referred to the Registrar, Contractors' State License Board, P.O. Box 26000, Sacramento, California 95826.

Respectfully Submitted,

SUNBRITE POOLS

By: x

Contractor's License #: 983766

Address: 2549 Eastbluff Dr, Suite 389

City: Newport Beach

State: CA

Zip: 92627

Telephone: 949-233-7029

FAX:

Acceptance of Proposal:

Date:

(Owner Name)

x

(Owner Signature)

Note: This proposal may be withdrawn by us if not accepted within _____ days. If this Bid-Proposal is accepted, work will commence approximately on or about _____, and will be substantially completed approximately _____ days thereafter.



2510 North Grand Ave.
Suite 110
Santa Ana, CA 92705

Estimate

Date	Estimate #
11/20/2015	8772

Name / Address
Golden Rain Foundation Seal Beach Physical Property Office P.O. Box 2069 Seal Beach Ca 90740 Attn: Board Secretary

Customer Contact Information

Terms	Customer P.O.	Due Date	Rep	Account #	Division
Due Upon Receipt		11/30/2015	BW		

Item	Description	Qty	Total
	Proposal to remove and replace main pool heater.		
99-101	Labor Rate per Hour	10	895.00
99-105	Additional Laborers / Helpers	5	325.00
88-100	Special Order Part, Raypak P992 Commercial ASME Low Nox Pool Boiler with Indoor Stack All Sales Tax & Freight Included.	1	18,097.00
99-200	Misc. Parts, Plumbing and Materials for Install	1	650.00
	Order Must Be Placed No Later than Friday 11-20-2015 in order to meet install deadline.		
90 Day Warranty for Labor Only, Parts & Materials Covered Under the Manufactures Warranty..			Total \$19,967.00

Cont. Lic. # 556812

Signature _____

Phone #	Fax #	E-mail
(714) 573-2253	(714) 573-2261	pools@service-1st.com