



**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 Mutuels 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 15th 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 is included at the end of the minutes as an attachment.

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.

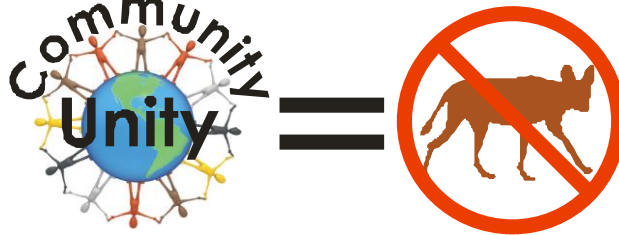
ADJOURNMENT

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

Mary E. Wood, Corporate Secretary
GRF Board of Directors

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 in pavement 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 14th 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 14th 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 are 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 12th.
- 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