



**BOARD OF DIRECTORS MEETING MINUTES
GOLDEN RAIN FOUNDATION
May 23, 2017**

CALL TO ORDER

President Carole Damoci called the regular monthly meeting of the Board of Directors (BOD) of the Golden Rain Foundation (GRF) to order at 10:00 a.m., on Tuesday, May 23, 2017, in Clubhouse Four.

PLEDGE OF ALLEGIANCE

Helen Tran, GRF Representative of Mutual Fifteen, led the Pledge of Allegiance.

ROLL CALL

Following the roll call, Corporate Secretary reported that Directors Fekjar, Hopewell, Tran, Damoci, Reed, Hood, McGuigan, Perrotti, Winkler, Greer, Pratt, Snowden, Lukoff, Moore, Rapp, R. Stone, Doderio, and L. Stone were present.

Eighteen Directors were present, with a quorum of ten.

PRESIDENT'S COMMENTS

The President stated that GRF Board of Directors will meet in Executive Sessions on May 23 and May 30 to discuss legal, and contractual and matters.

ANNOUNCEMENTS/ SERVICE AWARD PRESENTATIONS

One employee was recognized with a service award.

Javier Gutierrez	Service Maintenance Department	15 years
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SEAL BEACH MAYOR'S REPORT

The Mayor of Seal Beach provided a recap of the City of Seal Beach City Council meeting.

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. **NOTE:** Foundation members are permitted to make comments before the business of the Board begins. Requests must be registered in advance of the meeting. The Open Meeting Act allows boards of directors to establish reasonable

time limits for the open forum and for speakers to address the board. ([Civ. Code §4925\(b\)](#).) Time limits, per speaker, are limited to:

- 4 minute limit per speaker, when there are no more than 15 speakers
- 3 minute limit per speaker, 16- 25 speakers
- 2 minute limit per speaker, over 26 speakers

Two shareholders/members offered comments.

CONSENT CALENDAR – APPROVAL OF BOARD COMMITTEE MEETING MINUTES

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 Strategic Planning Ad Hoc Committee Board Meeting of April 4, 2017
- Minutes of the Security, Bus & Transportation Committee Board Meeting of April 5, 2017
- Minutes of the Physical Properties Committee Board Meeting of April 10, 2017
- Minutes of the Mutual Administration Committee Board Meeting of April 11, 2017
- Minutes of the Publications Committee Board Meeting of April 12, 2017
- Minutes of the Recreation Committee Board Meeting of April 13, 2017
- Minutes of the Executive Committee Board Meeting of April 14, 2017
- Minutes of the Special Physical Property Committee Board Meeting of April 20, 2017

Director Winkler stated that Finance Committee minutes with a quorum of eleven were not included in the consent calendar. The President advised the Recording Secretary to add the Finance Committee minutes from April 2017 meeting to the next regular Board of Directors agenda.

APPROVAL OF BOARD MEETING MINUTES

The minutes of the April 25, 2017 were approved, by general consent of the Board, as distributed.

NEW BUSINESS

Architectural Design and Review Committee

Policy 5160-ADRC, Architectural Design and Review Committee

At its meeting on April 11, 2017, the Architectural Design and Review Committee reviewed Policy 5160-ADRC and moved to recommend that the Golden Rain Foundation (GRF) Board of Directors (BOD) accept the proposed amendments to Policy 5160-ADRC.

Ms. Hopewell MOVED, seconded by Mrs. Reed -

TO amend Policy 5160-ADRC, Architectural Design and Review Committee, to update the scope of the Committee's responsibilities.

The motion was carried unanimously by the Board members.

Conceptual Approval, Main Entrance Landscape

At its regularly scheduled meeting on May 9, 2017 the Architectural Design and Review Committee reviewed and discussed the design and revised plant list for the Main Gate entrance area. The Committee unanimously agreed to approve the concept design provided by Mission Landscape, along with the revised plant list and forward to the GRF Board for the conceptual approval design (attached in the agenda packet).

Ms. Hopewell MOVED, seconded by Ms. Stone -

TO approve the conceptual design of the Globe and the Main Gate entrance area, as provided by Mission Landscape.

Four Directors spoke on the motion.

The motion was carried with fifteen yes votes (Perrotti, R. Stone, Snowden, L. Stone, Hood, Hopewell, Rapp, McGuigan, Doderio, Winkler, Greer, Lukoff, Tran, Fekjar, Moore), one no vote (Reed), and one abstention (Pratt).

Executive Committee

Rescind Policy 5611-30, Calling a Special Meeting

At its meeting on May 12, 2017, the Executive Committee reviewed policies within their purview and moved to recommend that the Golden Rain Foundation (GRF) Board of Directors (BOD) rescind Policy 5611-30, Calling a Special Meeting.

Ms. Stone MOVED, seconded by Ms. Rapp –

TO rescind Policy 5611-30, Calling a Special Meeting, which is addressed in the Davis-Stirling Act and is, therefore, redundant.

One Director spoke on the motion.

The motion was carried with fifteen yes votes (Perrotti, R. Stone, Pratt, Snowden, L. Stone, Reed, Hood, Hopewell, Rapp, McGuigan, Doderio, Lukoff, Tran, Fekjar, Moore), and two no votes (Winkler, Greer).

Amend Policies under the Purview of the Executive Committee

At its regularly scheduled meeting on May 12, 2017, the Executive Committee reviewed policies and moved to recommend that the Golden Rain Foundation (GRF) Board of Directors accept the amendments to the policies listed.

Ms. Stone MOVED, seconded by Mr. Hood -

TO amend Policy 5110-30, Executive Committee, to update the scope of the Committee's responsibilities; Policies 5231-30, Donations, and 5508-30, Renewal of Service and Maintenance Contracts, to update work flow processes and title changes.

The motion was carried unanimously by the Board members.

Finance Committee

Accept April 2017 Financials for Audit

At the regular meeting of the Finance Committee on May 16, 2017, the Committee duly moved to recommend to the Golden Rain Foundation Board of Directors acceptance of the April 2017 Financial Statements for audit.

Ms. Hopewell MOVED, seconded by Ms. Fekjar -

TO accept the April 2017 Financial Statements for audit.

The Director of Finance provided the Board with the recap of April 2017 Financial Statements for audit.

The motion was carried unanimously by the Board members.

Amend Policy 5061-31, Fees **FINAL VOTE**

Policy 5061-31, Fees, relates to the type of fees charged to members of the Golden Rain Foundation and how that fee is calculated and where the money is applied. At the regular Finance Committee meeting on March 21, 2017, the Finance Committee unanimously suggested Policy 5061-31, Fees, be amended. The proposed amendment is attached (Exhibit A in the agenda packet).

At its meeting of March 28, 2017, the Board of Directors voted to tentatively amend this policy, pending a 30-day notice period to Foundation members. The policy draft was published in the April 5th edition on the *Golden Rain News*. Members were welcomed to submit their comments or questions to the Board Office on this matter. Printed copies were also available to shareholder/members in the News Office, the Library and the Reception desk, second floor of the

Administration building. This process is recommended in accordance of the Davis-Stirling Act, Civil Code §4360. One written item of correspondence, regarding amendment of Policy 5061-31, Fees, has been received during the 30-day notification to the membership period.

The new membership fee is implemented on January 1 of each year.

Mr. Lukoff MOVED, seconded by Ms. Hopewell -

TO amend Policy 5061-31, Finance – Fees, to change Item 1.3 to read as follows: The membership fee is calculated as twenty (20) times the monthly GRF assessment and rounded up the nearest dollar. The new membership fee is implemented on January 1 of each year.

One Director and the President spoke on the motion.

The motion was carried unanimously by the Board members.

Proposed Cost Center for 5.5 Acres

At the regularly scheduled meeting of the Finance Committee, on May 16, 2017, the members discussed establishing a new cost center and an annual budget for managing and maintaining the property commonly referred to as “5.5 Acre Storage Area”. The Committee passed a motion to recommend to the Golden Rain Foundation (GRF) Board of Directors (BOD) to establish Cost Center 47 to manage an annual operating expense budget of approximately \$30,000 for this area (exhibit A). A second motion was passed to recommend to the GRF BOD to add insurance coverage to the Trust Property’s master insurance policy, effective immediately for the coverage of this area.

Mr. Lukoff MOVED, seconded by Mr. Moore -

TO establish Cost Center 47 to manage an estimated annual operating expense budget of approximately \$30,000 (Exhibit A) for the area commonly referred to as “5.5 Acre Storage Area”.

The motion was carried with sixteen yes votes (Perrotti, R. Stone, Pratt, Snowden, L. Stone, Reed, Hood, Hopewell, Rapp, McGuigan, Winkler, Greer, Lukoff, Tran, Fekjar, Moore), and one abstention (Dodero).

Mr. Lukoff MOVED, seconded by Ms. Snowden –

TO add insurance coverage to the Trust Property's master insurance policy, effective immediately, for the coverage of the 5.5 Acre Storage Area.

The Executive Director spoke on the motion.

The motion was carried with sixteen yes votes (Perrotti, R. Stone, Pratt, Snowden, L. Stone, Reed, Hood, Hopewell, Rapp, McGuigan, Winkler, Greer, Lukoff, Tran, Fekjar, Moore), and one abstention (Dodero).

ITS Committee

Amend Policy 5051-34, Website Management

At its regularly scheduled meeting on May 1, 2017, the Information Technology Services (ITS) Committee reviewed Policy 5051-34, Website Management and moved to recommend that the Golden Rain Foundation (GRF) Board of Directors accept the amendments to the policy.

Ms. Snowden MOVED, seconded by Ms. Hopewell -

TO amend Policy 5051-34, Website Management, to update the scope of responsibilities pertaining to website management.

The motion was carried unanimously by the Board members.

Mutual Administration Committee

Amend Policy 1023-MAC, Pet Ownership Rules-Golden Rain Foundation

At its regularly scheduled meeting on May 9, 2017, the Mutual Administration Committee reviewed Policy 1023-MAC and moved to recommend that the Golden Rain Foundation (GRF) Board of Directors (BOD) accept the proposed amendments.

Ms. Rapp MOVED, seconded by Ms. Snowden -

TO amend Policy 1023-MAC, Pet Ownership Rules - Golden Rain Foundation, to update the applicable Civil Code, and to remove reference to the Mutual corporations.

Two Directors spoke on the motion.

The motion was carried unanimously by the Board members.

Director Dodero left the meeting at 10:35 a.m. and returned at 10:44 a.m.

Amend Policy 7501-Mutual Pet Ownership Policy

At its regularly scheduled meeting on May 9, 2017, the Mutual Administration Committee (MAC) reviewed GRF- and Mutual-related pet policies. The Committee moved to recommend the Golden Rain Foundation (GRF) Board of Directors (BOD) amend Policy 1023-MAC, Pet Ownership Rules – Golden Rain Foundation. With the Committee's action concerning this Policy, the Committee also reviewed Policy 7501, Mutual Pet Ownership Policy (attached in agenda packet).

The Committee moved to recommend the GRF BOD amend Policy 7501, Mutual Pet Ownership, removing all references to and participation by the GRF in the policy. By this action, pet rules will be clearly defined and separated between the GRF and the Mutual Corporations. With this action by the GRF BOD, Policy 7501, Mutual Pet Ownership Policy will be requested for review and amendment by the Mutual Boards of Directors.

Ms. Rapp MOVED -

TO amend Pet Policy 7501, Mutual Pet Ownership Policy, by removing all participation in the policy by the Golden Rain Foundation.

Two Directors spoke on the motion.

The motion failed due to no second.

Following a discussion, Ms. Rapp MOVED, seconded by Ms. Hopewell –

TO amend the motion, and add to the bottom of the first page of the Policy stating that Golden Rain Foundation is no longer participant in Policy 7501, Mutual Pet Ownership Policy.

Three Directors spoke on the motion.

The motion was carried with sixteen yes votes (Perrotti, R. Stone, Pratt, Snowden, L. Stone, Reed, Hood, Hopewell, Rapp, McGuigan, Winkler, Greer, Lukoff, Tran, Fekjar, Moore), and one abstention (Doderio).

The Executive Director stated that he will present the amended Policy 7501, Mutual Pet Ownership Policy, to the President's Council in July, and ask Mutual Presidents to approve GRF's removal from Policy 7501, as the Foundation does not approve of the pet policy as it stands, and the Mutuels have to review it on their own.

Physical Property Committee

Capital Funding Request, Amendment of Relocation of Distribution, Stock Transfer Project and Building Five Conference Room C Sound Proofing

At its regularly scheduled meeting on May 8, 2017, the Physical Property Committee (PPC) approved the following: 1) Moving of Distribution to Building 5; Modifying Stock Transfer area and installation of sound-suppression for Conference Rooms B and C, located in Building 5. The total cost for all of these areas, including a 10% contingency, is \$20,862, with in-house labor estimated at approximately 220 hours and forward to the Finance Committee for review and approval (Exhibit A in the agenda packet).

At its regularly scheduled meeting on May 16, 2017, the Finance Committee (FC) reviewed the request for Capital funding for the relocation project, as depicted in the previous paragraph. The FC reviewed available funding for this project and unanimously resolved to approve the funding.

At the regularly scheduled meeting on April 18, 2017, the Finance Committee reviewed available funding for this project and unanimously resolved to approve this non-budget expense, from Reserve Funds, in an amount not to exceed \$36,000.

Mrs. Greer MOVED, seconded by Ms. Rapp -

TO approve Capital Funding for the relocation of the Distribution Department to Building 5; modifying the Stock Transfer area and installation of sound-suppression for Conference Rooms B and C, also located in Building 5 (Exhibit A). The total cost for this project is not to exceed \$21,000 which includes a 10% contingency, with in-house labor estimated at approximately 220 hours and authorize the GRF President to sign all applicable contracts.

Two Directors and the Executive Director spoke on the motion.

The motion was carried with sixteen yes votes (Perrotti, R. Stone, Pratt, Snowden, L. Stone, Reed, Hood, Hopewell, Rapp, McGuigan, Winkler, Greer, Lukoff, Tran, Fekjar, Moore), and one abstention (Dodero).

The President also stated that the parking issue by The Distribution Department will be addressed at the next scheduled Physical Property Committee meeting.

Non-budgeted Operations and Capital Funding Request, Library-Tree Removals,
Sewer Line Repairs and Landscape Replacement

At its regular scheduled meeting on May 8, 2017, the Physical Property Committee (PPC) reviewed a request to repair the sewer line damaged by two mature trees. The PPC approved the non-budgeted request, in the amount of \$13,409, for the repair of the damaged sewer line, the removal of the Coral and Eucalyptus trees at the library and the re-landscaping of the area affected.

At its regularly scheduled meeting on May 16, 2017, the Finance Committee (FC) reviewed the request for Operations and Reserve funding for the project, as depicted in the previous paragraph. The FC reviewed available funding for this project and unanimously resolved to approve the funding.

Mrs. Tran MOVED, seconded by Mr. Hood -

TO approve Operations funds for the repair of the damaged sewer line at the Library, in an amount not to exceed of \$4,609. Further, I move to approve Reserve Funding for the removal of the two mature Coral and Eucalyptus trees at the Library, and the re-landscaping of the area affected, in an amount not to exceed \$8,800, and authorize the GRF President sign the contract and the Physical Property Chair to approve any contingencies.

Three Directors and the Executive Director spoke on the motion.

The motion was carried unanimously by the Board members.

Rescind Policies under the Purview of the Physical Property Committee

At its regularly scheduled meeting on May 8, 2017, the Physical Properties Committee reviewed policies within their purview and moved to recommend that the Golden Rain Foundation (GRF) Board of Directors (BOD) rescind the policies referenced.

Mr. Stone MOVED, seconded by Ms. Snowden -

TO rescind Policies 1350-70, Community Grounds and Maintenance Service; 5042-70, Foundation Equipment; 5506.1-70, Bidding

Exceptions; 5506.2-70, Bidding Exceptions; 5506.3-70, Bidding Exceptions; and 5506.5-70, Bidding Exceptions.

Mrs. Damoci MOVED, seconded by Ms. Dodero -

TO rescind Policies 1350-70, Community Grounds and Maintenance Service; 5042-70, Foundation Equipment; 5506.1-70, Bidding Exceptions; 5506.2-70, Bidding Exceptions; 5506.3-70, Bidding Exceptions; and 5506.5-70, Bidding Exceptions.

Two Directors spoke on the motion.

The motion was carried unanimously by the Board members.

Amend Policies under the Purview of the Physical Property Committee

At its regularly scheduled meeting on May 8, 2017, the Physical Properties Committee reviewed policies within their purview and moved to recommend that the Golden Rain Foundation (GRF) Board of Directors (BOD) amend the policies referenced.

Ms. Rapp MOVED, seconded by Ms. Hopewell -

TO amend Policies 5130-70, Physical Property Charter; 5350-70, Project Construction; 5504-70, Insurance for Contractors, and 5504.01-70, Insurance for Vendors.

Three Directors and the Executive Director spoke on the motion.

Following further discussion, the Board agreed on the first paragraph of Policy 5350-70, Project Construction, to read as follows: 1. After approval of the Golden Rain Foundation (GRF) Board of Directors (BOD), the Physical Property Committee (PPC) and the Facilities Manager are responsible to call for bids on the projects. The Board also agreed on abbreviating General Liability as (GL) under 1.1, and as GL under 1.2 in Policy 5504-70, Insurance for Contractors.

The motion was carried unanimously by the Board members.

Recreation Committee

Amend Policies under the Purview of the Recreation Committee

At its regularly scheduled meeting on May 10, 2017, the Recreation Committee reviewed policies within their purview and moved to recommend that the Golden Rain Foundation (GRF) Board of

Directors (BOD) amend the policies referenced.

Mr. McGuigan MOVED, seconded by Ms. Rapp -

TO amend Policies 5135-50, Recreation Committee Charter and
5562-50, Amphitheater Programs.

One Director and the President spoke on the motion.

The motion was carried unanimously by the Board members.

Security, Bus and Traffic Committee

Amend Policy 5145-37, Security Committee

At its regularly scheduled meeting on May 3, 2017, the Security, Bus and Traffic Committee reviewed Policy 5145-37, Security, Bus and Traffic Committee Charter and moved to recommend that the Golden Rain Foundation (GRF) Board of Directors (BOD) amend the policy.

Mrs. Perrotti MOVED, seconded by Ms. Hopewell –

TO recommend Policy 5145-37, Security, Bus and Traffic
Committee Charter, to update the scope of the Committee's
responsibilities.

The motion was carried unanimously by the Board members.

TENTATIVE VOTE: Amend Policy 1927.01-37 Fees (Fines) for Parking Rules Violations on Trust Property

At its meeting on May 3, 2017, the Security, Bus & Traffic (SBT) Committee reviewed Policy 1927.01-37, Fees (Fines) for Parking Rules Violations on Trust Property. The Committee recommended the Golden Rain Foundation Board of Directors amend the policy to provide updated information in order to foster clarity and compliance. The Board of Directors will make a final vote on this proposed operating rule change on June 27, 2017, after consideration of comments made by members. This process is recommended in accordance of the Davis-Stirling Act, Civil Code **§4360**.

Mrs. Tran MOVED, seconded by Ms. Fekjar -

TO amend Policy 1927.01-37, Fees (Fines) for Parking Rules
Violations on Trust Property, to provide updated information for
clarity and compliance.

Two Directors and the President spoke on the motion.

Following further discussion, the Board agreed to amend the first line in Policy 1927.01-37, under the Violation, as follows: 1. Assigned Parking Space or restricted parking Space (Prohibited); to add \$50.00 fine, as first warning, under 15. RV or VUFR – Generator Running 8 pm-8 am; to change the last sentence at the bottom of the page to read as follows: Security Services Director has the right to waive the first offense fine, if needed paperwork is presented.

Violation	1st	2nd and Subsequent
1. Assigned Parking Space or restricted parking Space.	Warning 25.00	20.00 25.00
2. Blocking Crosswalk	25.00	25.00
3. Expired or Invalid State Vehicle Registration*	Fix-It 50.00	50.00
4. Flat Tires	Fix-It	25.00
5. "For Sale" sign on Vehicle	Warning 20.00	20.00
6. Handicap Parking without Placard or Handicap ID Displayed	100.00*	200.00
7. Hazardous Materials Leaking	50.00	50.00
8. Limited Time Parking	Warning 20.00	20.00
9. Maintenance or Repair	Warning 25.00	25.00
10. No Valid GRF Vehicle Decal or Parking Permit Displayed	Warning 20.00	20.00
11. Parked on Sidewalk or Grass	25.00	25.00
12. RED ZONE: Bus Stop	25.00	25.00
13. RED ZONE: Fire Hydrant	Towed 100.00	Towed 200.00
14. RED ZONE: Mail Box	25.00	25.00
15. RV or VUFR - Generator Running 8pm – 8am	Warning	50.00
16. RV or VUFR - Jack Support: None or Inadequate	50.00	50.00
17. RV or VUFR Parked Over 72 (Seventy-Two) 48 Hours on TRUST STREET	Warning 40.00	40.00
18. Washing any vehicle on Trust Property (except Car Wash areas)	Warning 20.00	20.00
19. Washing a Non-resident Vehicle at Car Wash	Warning 20.00	20.00

* Fine will be waived on first offense if placard and/or paperwork is ~~presented~~ that was current at time of Citation **is presented. The Security Chief has the right to waive the first offence fine if needed paperwork is presented to them.**

The motion was carried with sixteen yes votes (Perrotti, R. Stone, Pratt, Snowden, L. Stone, Hood, Hopewell, Rapp, McGuigan, Doderio, Greer, Lukoff, Tran, Fekjar, Moore) and one no vote (Reed).

Amend Policy 1927.02-37, Parking Rules for Trust Property

At its regularly scheduled meeting on May 3, 2017, the Security, Bus and Traffic Committee reviewed Policy 1927.02-37, Parking Rules Violation Panel and moved to recommend that the Golden Rain Foundation (GRF) Board of Directors (BOD) amend the policy.

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

TO amend Policy 1927.02-37, Parking Rules Violation Panel.

Three Directors, the President, and the Executive Director spoke on the motion.

Following further discussion, the Board agreed on removing the PRV Panel chart from Policy 1927.02-37, Parking Rules Violation Panel.

The motion was carried unanimously by the Board members.

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 spoke on various topics throughout the meeting and informed the Board of welcoming a new Security Services Director and a new Human Resources and Benefits Coordinator. The Executive Director also stated that due to the streets paving project delay by Nelson Paving, he will be going back to the contractors #2 and #3, on behalf of the Facilities Director, to present a new action request at the next Physical Property Committee meeting, and ask the Board to rescind the previous motion, and proceed with an alternate contract.

BOARD MEMBER COMMENTS

Seventeen Board members spoke on the proceedings of today's meeting.

ADJOURNMENT

The meeting was adjourned at 11:36 a.m.



Joy Reed, Corporate Secretary
GRF Board of Directors
05.23.17