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## Board of Directors

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**Agenda**  
**Clubhouse Four**  
**Tuesday, April 26, 2016**  
**6:00 p.m.**

1. Call to Order/Pledge of Allegiance
2. Roll Call
3. President's Comments
4. Announcements
5. Service Awards
6. Seal Beach Mayor's Update
7. Shareholder/Member Comments

*Note: Foundation Shareholder/Members are permitted to make comments before the meeting business of the Board begins. Requests to speak must be registered in advance of the meeting and comments are limited to four (4) minutes.*

8. Consent Calendar – Approval of Board Committee Meeting Minutes (pp.1-2)
9. Approval of Minutes
  - a. March 22, 2016 (pp. 3-16)
10. Business
  - a. Executive Committee
    - i. Approve Healthcare Benefits Hospital Reimbursement (Mr. Lukoff, pp. 17-20)
    - ii. Policy 1022-30, Petitions (Mrs. Reed, pp. 21-24)
    - iii. Legal Review of GRF By-laws (Mrs. Damoci, pp. 25-26)
  - b. Finance Committee
    - i. Acceptance of the March 2016 Financials for Audit (Ms. Stone, pp. 27-36)
  - c. Physical Properties Committee
    - i. Approve Contract for Tree Trimming of Community Facilities and Golf Course Trees (Ms. Snowden, pp. 37-46)
    - ii. Approve Contract for Wall Sections L & M (Mr. Lukoff, pp. 47-52)

- iii. Approve Contract for Replacement of Heat Pumps in Clubhouse Two  
(Mrs. Greer, pp. 53-56)
- d. Security, Bus & Traffic
  - i. Bus Route (Mr. Pratt, pp. 57-62)
  - ii. Air Conditioning and Tinting for Buses (Mrs. Greer, pp. 63-66)
  - iii. Security Satellite Office (Mrs. Doderer, pp. 67-70)
  - iv. Replacement of Generator (Mrs. Wood, pp. 71-80)
- 11. Staff Reports
  - a. Controller's Report – Ms. Miller
  - b. Executive Director's Report – Mr. Ankeny
- 12. Board Member Comments
- 13. Next Meeting/Adjournment
  - a. May 26, 2016, 10:00 a.m., Clubhouse Four

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 seven Committee meetings:

- Minutes of the Physical Property Committee Board Meeting of March 2, 2016
- Minutes of the Far Ad Hoc Committee Board Meeting of March 7, 2016
- Minutes of the Security, Bus & Transportation Committee Board Meeting of March 9, 2016
- Minutes of the Executive Committee Board Meeting of March 11, 2016
- Minutes of the Recreation Committee Board Meeting of March 14, 2016
- Minutes of the Finance Committee Board Meeting of March 15, 2016
- Minutes of the Special Finance Committee Board Meeting of March 17, 2016

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 MEMBERS MEETING MINUTES- GOLDEN RAIN FOUNDATION**  
**March 22, 2016**

**CALL TO ORDER**

President Winkler called the regular monthly meeting of the Golden Rain Foundation (GRF) Board of Directors (BOD) members to order at 10:00 a.m., on Tuesday, March 22, 2016, in Clubhouse Four.

**PLEDGE OF ALLEGIANCE**

We were honored to have Darse Crandall, President of the Presidents' Council, to lead us in the Pledge of Allegiance.

**ROLL CALL**

The Corporate Secretary reported that Board members Perrotti, Snowden, Pratt, Hood, Wood, Rapp, L. Stone, Damoci, Winkler, Reed, McGuigan, Doderio, Greer, Lukoff, Friedman and Moore were present. Board Members R. Stone and Bolton were absent. Executive Director Ankeny and Controller Miller were also present. Sixteen Board members were present, nine constituted a majority.

**PRESIDENT'S COMMENTS**

Rumor control once again is an important part of our announcements. Recently, a shareholder/member spoke at a Finance Committee meeting believing we are scheduled to spend over four million dollars in reserve funds this year. This assumption came about as the Foundation still has not spent the two million dollars left over from the 2015 budget and is scheduled to spend another two million this year. The majority of the 2015 reserve budget is the replacement of the Westminster wall and included possible options in pedestrian and automobile exit gates, along with pushing the wall out approximately twenty five feet plus. The BOD revised its plans and will now replace the wall, in place, without any exit gates, although the wall will be built so a consideration can be made to possibly add them in the future. This cut the estimated cost of the Westminster wall replacement in half. The Physical Property Committee, along with our Facilities staff, is moving this project along to the beginning of construction. In 2016, over one million dollars is on the Reserve Budget for the continuation of the wall projects along the backside of the Rehab Center and along the east side perimeter along Coyote Creek. Whether they get done in 2016 is a question as the BOD first has to vote on building the walls and then the process goes into high gear with RFPs (Request for a Proposal) out to contractors, bids and approvals. It sometimes feels like it takes forever. It is a process.

When the Finance Committee and, later, the BOD, works on the Foundation budgets, keep in mind there are three budgets. Our day to day Operating budget, a Reserve budget for fixing and replacing our aging infrastructure and a Capital budget for purchasing of a new item or even a new building. The Capital budget comes from membership fees, which are split 50% between capital and reserves. Also, we can move capital monies into reserves; however, we cannot use reserve funds on capital projects.

Our budgets are formulated way in advance of the actual calendar year and some of the projects are recognized as needed to be done but may not be a priority, so an item may be on the Reserve budget for two or more years. Be patient, we are upgrading and improving our facilities slowly but surely and the Board of Directors works hard at spending these funds wisely.

Rumor Number 2! Work has stopped on the globe. Work is continuing on our globe and we still expect to hold a dedication ceremony sometime in the spring. This is an important project for us as the globe is a landmark and an icon for Leisure World and the City of Seal Beach. Our Facilities Director, Mark Weaver, keeps our Executive Director up-to-date on a daily basis. Before you know it, the plastic cloud will come down and I am looking forward to the unveiling.

In reading the daily security reports, it has come to my attention that frequently, with all the new unit customizations and buildout with their custom doors, in many cases some units do not have a lock box with the appropriate key for access. If you have a unit with closed shades or shutters and/or non-standard doors, if you need help and are unable to open your door, a window or a door will have to be broken to get assistance to you. Please consider using a lock box! You can purchase one in our Purchasing Department and install it on top of the door and it would not be that easy to breach; however, our patrol officers could gain access to your unit without the expensive replacement of a new door.

As President, I have received a number of communications asking for assistance with an issue which pertains to a Mutual and the shareholder's angst with a decision or lack of decision by their Mutual. Those letters are forwarded to our Mutual Administration Director, Carol Weller, who, with her great ability at diplomacy, works to calm a situation down and reach a conclusion which is satisfactory to all. However, the Foundation cannot interfere with the business of the Mutual. If, for instance, there is a controversy regarding a repair or construction or improvement request, it is Mutual business. If the dispute or problem involves our Security, Service Maintenance or Physical Property departments, then we can step in and adjudicate a solution.

Letters sent to myself or the Foundation Directors are forwarded by e-mail. We do not read any correspondence we receive at our monthly GRF Board meetings. Letters are forwarded to the appropriated committee.

Which brings up another topic: recently, a resident wanted to know to whom to complain regarding what she perceived as unethical behavior of a Foundation employee. The number one person to share this kind of information is our Executive Director, Randy Ankeny. A Golden Rain Foundation Director cannot and should not ever interfere with our employees and any concerns regarding their behavior. We also have a fraud hot line which you can call anonymously. If you believe, for any reason, an employee might be guilty of theft or fraud, you can call 844-240-0005. Your complaint will be investigated; however, the result of the investigation cannot be shared with you. Personally, I am very proud of our employees; they work hard, they truly care for our residents, their health and safety and wellbeing.

## **ANNOUNCEMENTS/SERVICE AWARD PRESENTATION**

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

There were no service awards this month.

The GRF President stated that the GRF BOD met in Executive Session on March 4 and March 18, 2016 to discuss litigation matters, the formulation of contracts and personnel issues.

There will be an evening GRF BOD meeting on Tuesday, April 26, 2016, at 6:00 p.m. The President also announced that the first farmer's market of the year and an emergency expo will take place this Saturday, March 26, 2016.

A request was made to remove agenda item 9.b.i. from the agenda; no objections were made and the item was removed.

### **Shareholder/Member Comments**

Seven shareholder/members spoke on various topics concerning the operations of the community.

**NOTE:** In accordance with applicable sections of the Civil Code and Policy 5610 of the Golden Rain Foundation, Members may provide comments to the Board. Members must register their requests in advance of the meeting, and comments are limited to four (4) minutes.

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

- Minutes of the Physical Property Committee Board Meeting of February 3, 2016
- Minutes of the Special Executive Committee Board Meeting of February 4, 2016
- Minutes of the Recreation Committee Board Meeting of February 8, 2016
- Minutes of the Mutual Administration Committee Board Meeting of February 9, 2016
- Minutes of the Security, Bus & Transportation Committee Board Meeting of February 10, 2016
- Minutes of the Executive Committee Board Meeting of February 12, 2016

The method with which these minutes were approved is the Consent Calendar, which means any item placed on the Consent Calendar can be approved in one motion.

The Consent Calendar was approved, by general consent of the Board, as distributed.

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**

The minutes of the February 23, 2016 Golden Rain Foundation Board meeting were approved, as distributed, by general consent of the Board.

The minutes of the March 7, 2016 Golden Rain Foundation Study Session meeting were approved, as distributed, by general consent of the Board.

## **NEW BUSINESS**

### **Golden Rain Board of Directors**

#### **2016/2017 Appointment of New Standing Committees**

To better serve growing and diverse community needs and to provide ample opportunity for GRF member interaction through the committee process, effective July 1, 2016, the following standing committees shall be appointed, pending final Board approval of policies governing the committee's duties and revision to current standing committee policies: Transportation/Fleet and Service Maintenance.

Mrs. Winkler MOVED, seconded by Mrs. Damoci -

**TO** appoint the following standing committees on or before July 1, 2016:

-Transportation/Fleet

-Service Maintenance

Such appointments are conditioned upon 1) Board's approval of the Standing Committee Policy and 2) Board's approval of revisions to current standing committee policies where conflict may exist by the establishment of the Transportation/Fleet Committee and the Service Maintenance Committee.

Thirteen Board Members spoke on the motion.

Mr. Hood MOVED, seconded by Mrs. Wood and carried unanimously by the Board Members present -

**TO** call the question.

The motion was defeated with five yes votes (Damoci, Perrotti, Rapp, Snowden, L. Stone).

## **Finance Committee**

### Accept February 2016 Financials for Audit

Ms. Stone MOVED, seconded by Ms. Rapp and carried unanimously by the Board members present-

**TO** accept the February 2016 Financial Statements for audit.

### Accept 2015 Financials

At the regular meeting of the Finance Committee on March 15, 2016, the Committee reviewed and duly moved to recommend to the Golden Rain Foundation Board of Directors approval of the final draft 2015 Audited Financial Statements (provided in the agenda packet) as of December 2015, for the year then ended, and the proposed Independent Auditors' Report ,as submitted by NSBN LLP.

Ms. Stone MOVED, seconded by Mrs. Reed and carried unanimously by the Board Members present-

**TO** approve the final draft 2015 Golden Rain Foundation Financial Statements, as of December 31, 2015, for the year then ended, and the proposed Independent Auditors' Report, as submitted by NSBN LLP, and hereby accepts the above mentioned Financial Statements and reports therein (provided in the agenda packet) reflecting excess income of \$364,007 to be allocated in its entirety to the Replacement Reserve Fund, pursuant to Policy 5528-31 – Refund of Excess Income.

### Reserves, Inflationary Rate

At the regular meeting of the Finance Committee on March 15, 2016, the Committee discussed applicable actions in the drafting of a Reserve Funding Plan, in accordance with Civil Code § 5550 (b). In the development of a Reserve Funding Plan, the Committee noted a need to set an inflationary rate to support future expenses to replace the assets and components listed in the Reserve Study. It was the unanimous ruling of the Committee to recommend to the Board four percent (4%) as the inflationary rate for use in the Reserve Study. Such rate is to have periodic review and amendment, as required, to reflect economic reality.

Ms. Stone MOVED, seconded by Ms. Snowden -

**TO** direct the Finance Committee the development of a Reserve

Study Funding plan, set the inflationary rate at four percent (4%), and that such rate be reviewed on at least a three (3) year basis for possible adjustment.

Mr. McGuigan MOVED, seconded by Mr. Lukoff –

**TO** amend the rate of review to annual, rather than every 3 years.

Two Board members spoke on the amendment to the motion.

The motion to amend the main motion carried with five no votes (Damoci, Friedman, Moore, Perrotti, and Snowden).

One Board Member spoke on the amended main motion.

The amended main motion was carried unanimously by the Board Members present.

#### Percent Funding for Reserve Study

At the regular meeting of the Finance Committee on March 15, 2016, the Committee discussed applicable actions in the drafting of a Reserve Funding Plan, in accordance with Civil Code § 5550 (b). In the development of a Reserve Funding Plan, the Committee noted a need to establish a percentage funded strategy. It was the Committee's deliberations that a threshold funded model was chosen to eventually reach a fully funded study. It was of the unanimous ruling of the Committee to recommend to the Board a percent funded of 70-85% and to attain this goal within five (5) to seven (7) years.

Ms. Snowden MOVED, seconded by Ms. Rapp-

**TO** direct the Finance Committee with the development of a Reserve Study Funding plan, achieving a seventy to eighty five percent (70-85 %) funded, within five (5) to seven (7) years.

Mr. Pratt MOVED to refer the Percent Funding for Reserve Study to the Finance Committee. The motion failed with no second.

Two Board Members and the Executive Directors spoke on the motion.

The motion was carried with one no vote (Pratt).

#### Approve Reserve Study Institute Contract

An on-site reserve study for the Golden Rain Foundation was initiated in 2014 and completed in 2015. The study, prepared by Reserve Study Institute (RSI), was for the 2015 fiscal year and no update without site visit was performed for the 2016 fiscal year. Therefore, in preparation for the

2017 budget planning, it will be necessary to complete an update, without site visit, for the 2017 fiscal year. A proposal from RSI, for an update, without site visit, for \$5,490, was included in the agenda packet.

At the regular meeting of the Finance Committee held on March 15, 2016, the Committee duly moved to recommend to the GRF BOD to accept the proposal from RSI, for an updated reserve study, without site visit, for the 2017 fiscal year.

Ms. Snowden MOVED, seconded by Mr. Hood and carried unanimously by the Board Members present –

TO accept the proposal from Reserve Study Institute, for an updated reserve study, without site visit, for the 2017 fiscal year, for a total of \$5,490, to be charged against operating funds, and to authorize the President to sign the contract.

#### Approve Lease – Video Producers Club

At its March 15, 2016 meeting, the Finance Committee recommended the Golden Rain Foundation BOD accept the Video Producers Club lease, for a one year term (lease provided in agenda packet).

Ms. Dodero MOVED, seconded by Mrs. Reed -

TO approve the Video Producers Club lease, for the period of one year, and authorize the President to sign the lease.

Mrs. Damoci MOVED, seconded by Mrs. Reed -

TO amend the main motion to add at the end of the motion “after the lease is signed by the Video Producers Club”.

One Board Member and the Executive Director spoke on the motion.

The amended main motion was carried unanimously by the Board Members present.

#### Approve Lease – Golden Age Foundation

At its March 15, 2016 meeting, the Finance Committee recommended the Golden Rain Foundation BOD accept the Golden Age Foundation lease, for a one year term (lease provided in agenda packet).

Mr. Hood MOVED, seconded by Mr. Friedman -

**TO** approve the Golden Age Foundation lease, for the period of one year, and authorize the President to sign the lease.

Mrs. Damoci MOVED, seconded by Ms. Snowden -

**TO** amend the main motion to add at the end of the motion "after the lease is signed by the Golden Age Foundation".

The amended main motion was carried by the Board Members present, with two recusals (Dodero and Wood).

The Chair called for a 10 minute break. The meeting resumed at 11:43 a.m.

### **ITS Committee**

#### **Approve Contract for Technical Support**

At the regular meeting of the Information Technology Committee, on March 8, 2016, the Committee discussed Technijian's performance providing network security remediation for the Golden Rain Foundation. The remediation has been completed and it is deemed important to continue with ongoing support. Technijian has provided a monthly service agreement for a total of \$9,076.95, per month.

The service agreement includes comprehensive services such as health/hardware monitoring, patch management, proactive maintenance, virus protection, and file backup for all Foundation machines.

Although these monthly fees are non-budgeted expenses, the Foundation may re-allocate funds from accounts 6100000 (Salaries & Wages) and 6478000 (Service Contracts). The ITS department has a positive budget variance due to the elimination of the ITS manager position and ending the contract with Mazztech (the Foundation's previous IT consultant).

At the regular meeting of the Finance Committee, on March 15, 2016, the Committee approved Technijian's monthly service agreement of \$9,076.95, per month.

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

**TO** approve to re-allocate funds and accept Technijian's monthly service agreement for \$9,076.95 per month, to be charged against the operating budget. A new GL account will be created to record IT outsourcing services.



Mrs. Damoci MOVED, seconded by Mrs. Reed -

**TO** amend the motion to include “and authorize the President to sign the contract”.

Two Board Members and the Executive Director spoke on the motion.

The amended motion was carried unanimously by the Board Members present.

### **Physical Property Committee**

#### Approve Contract to replace Clubhouse Six Flooring

The flooring in Clubhouse Six has required ongoing repair due to lifting tiles. The Physical Property Department sent out requests for proposal (RFP) to replace the upstairs flooring, Asset ID 0701, approximately 5,000 sq. ft. excluding the Exercise area, and to use the flooring approved by the ADRC, Johnson Navia LVT flooring, color Jet. Three bids were received.

At its March 2, 2016 meeting, the Physical Property Committee unanimously recommended that the Board award a contract to Bixby Plaza Carpets & Flooring, for a cost of \$35,400 plus \$1,500 contingency for this task, at a cost not to exceed \$36,900, after the Finance Committee (FC) reviewed funding for the project. At its March 15, 2016 meeting, the FC determined funds are available from the reserve account.

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

**TO** award a contract to Bixby Plaza Carpets & Flooring to replace the upstairs flooring at Clubhouse 6, Asset ID 0701, approx. 5,000 sq. ft. excluding the Exercise area, and to use the flooring approved by the ADRC, Johnson Navia LVT flooring, color Jet, for a cost not to exceed \$36,900, including a \$1,500 contingency, funds coming from the Reserves and authorize the President to sign the contract.

#### Approve Community-Wide Movement Study

At the March 2, 2016 meeting, the Physical Property Committee continued to review the draft of the Movement Study and unanimously agreed to recommend the Board award a contract to Urban Crossroads to develop a CAMUTCD (California Manual on Uniform Traffic Control Devices) Implementation Strategy for Leisure World Seal Beach.

This plan will also expand the Community-Wide Movement Study and outline Policy Implementations; Signage, Pavement Markings; and Design Modifications needed to bring

Leisure World into compliance with the CAMUTCD. The total fees for these services are \$7,040 and required review by the Finance Committee (FC).

At its meeting on March 15, 2016, the FC reviewed this request from the PPC and determined funds are available in the Capital Account.

Mr. Lukoff MOVED, seconded by Mr. Moore and carried unanimously by the Board Members present-

**TO** award a contract to Urban Crossroads to develop a CAMUTCD (California Manual on Uniform Traffic Control Devices) Implementation Strategy for Leisure World Seal Beach and outline Policy Implementations; Signage, Pavement Markings; and Design Modifications needed to bring Leisure World into compliance, at a cost not to exceed \$7,040, funding through the Capital Account, and authorize the President to sign the contract.

#### Physical Property Conference and Break Room Flooring

The flooring in the Physical Property Conference and Break Room, reserve ID 0702, has required ongoing repairs over the last two years; more repair is needed and it has been determined that the flooring should be replaced. The Physical Property Committee reviewed two (2) proposals for the replacement of the floors and recommended to the Board Old Town Flooring, at a cost not to exceed \$7,325.96, with an added contingency for possible subfloor repair, for a total not to exceed \$8,100.

At its February 16, 2016 meeting, the Finance Committee determined funds are available to accelerate Reserve Funding for this project.

Ms. Snowden MOVED, seconded by Mr. Lukoff and carried by the Board Members present-

**TO** award a contract to Old Town Flooring, in the amount of \$7,325.96, to replace the Physical Property Conference and Break Room flooring, Asset ID 0702, with a total, including contingencies, not to exceed \$8,100, funding from Reserves, and authorize the President to sign the contract.

## **Publications Committee**

### Amend Policy 2811-36, News Coverage of Candidates Running for Public Office

At the regular scheduled meeting of the Publications Committee on March 10, 2016, the Committee unanimously recommended the GRF Board of Directors amend Policy 2811-36, Golden Rain News Coverage of Candidates Running for the GRF Board or Public Office. The amendment specifically references running for the GRF Board or Public Office.

Mrs. Greer MOVED, seconded by Mrs. Reed and carried unanimously by the Board Members present-

TO recommend the GRF Board of Directors amend Policy 2811-36,  
Golden Rain News Coverage of Candidates Running for the GRF  
Board or Public Office.

## **Recreation Committee**

### Cancellation of Janitorial Contract

Per terms and conditions of the agreement executed, on January 11, 2016, between the Golden Rain Foundation of Seal Beach and Pegasus Building Services, it has been determined to move in another direction for Janitorial and Cleaning Services and invoke stated and agreed upon terms and conditions of the terms of the contract, to provide the required notice to cancel the contract.

Mr. Hood MOVED, seconded by Mrs. Greer and carried unanimously by the Board Members present-

TO approve the cancellation of the contract with Pegasus building  
services and authorize corporate counsel for the Golden Rain  
Foundation of Seal Beach to act as the Board's agent in this matter  
and implement all applicable actions.

### Janitorial and Custodial Services

The current contract for Janitorial and Custodial services has been canceled, requiring due action to secure a Janitorial and Custodial Service provider.

Per previous review of Janitorial and Custodial Service providers, on October 14, 2015, thirteen (13) invitations to bid for Janitorial and Custodial Services were sent out and five (5) companies responded. Interviews were held and finalists selected.

With early cancelation of the existing agreement, the other two (2) finalists of the Janitorial and Custodial Service interviews were contacted and requested to resubmit proposals based upon

the October 15, 2015 Janitorial and Custodial Services specifications.

Ms. Rapp MOVED, seconded by Mr. Friedman -

**TO** approve the contract with Innovative Cleaning Services to provide Janitorial and Custodial services, for three (3) years, in the following amounts: Year 1- \$1,098,181 Annual, Year 2 - \$1,120,145 Annual, Year 3 - \$1,142,547 Annual, for a Three (3) year total of \$3,360,873 and to authorize the President to sign the contract.

The motion was carried with one abstention (Pratt).

### **Security, Bus & Traffic Department**

The Seal Beach Police Department (SBPD) is currently working with the Drug Enforcement Agency (DEA) to invite them to bring their prescription drug take back program to Seal Beach. The SBPD seeks to determine the level of interest in hosting a prescription drug take back collection center in the community.

Many of these prescription drugs end up polluting our local waters. Approximately nine years ago, Leisure World had a very successful prescription drug take back collection center near Clubhouse Four; shareholder/members have inquired if a collection will happen in the future. An inquiry was recently made at the Emergency Preparedness sub-committee meeting as well.

The two requirements from the DEA/SBPD are that:

1. The collection point be open to all Seal Beach residents. The main gate, dedicating an office or break room for the day, has been suggested. Non-residents could park at the bus terminal outside and enter the front terminal door and shareholder/members could enter the rear door.
2. GRF provide two (2) security officers to secure the area.

Mr. McGuigan MOVED, seconded by Mrs. Wood -

**TO** recommend the GRF Board of Directors approve and allow the collection of prescription drugs by the DEA and provide two (2) security officers at the collection site (Main Gate, either the break room or an office).

Five Board Members and the Executive Director spoke on the motion.

The motion was carried with two no votes (Lukoff and Snowden).

### **STAFF REPORTS**

#### **Director of Finance**

The Director of Finance's report was presented during the Finance Committee agenda items.

#### **Executive Director**

A printed copy of the Executive Director's report was provided to the GRF BOD members.

### **BOARD MEMBER COMMENTS**

Thirteen Board members spoke on topics related to today's Board of Director's meeting.

The meeting was adjourned at 12:16 p.m.

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Joy Reed, Corporate Secretary  
Board of Directors  
dfb/03.22.16

Five Board Members and the Executive Director spoke on the motion.

The motion was carried with two votes (Lukoff, Snowden).

### **STAFF REPORTS**

#### **Director of Finance**

The Director of Finance's report was presented during the Finance Committee agenda items.

#### **Executive Director**

A printed copy of the Executive Director's report was provided to the GRF BOD members.

### **BOARD MEMBER COMMENTS**

Thirteen Board members spoke on topics related to today's Board of Director's meeting.

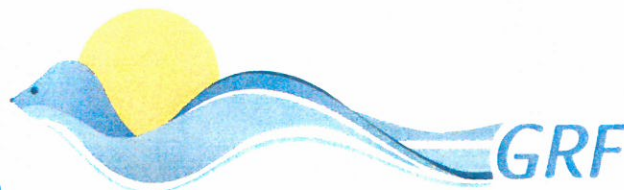
The meeting was adjourned at 12:16 p.m.

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Joy Reed, Corporate Secretary  
Board of Directors  
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**BOARD OF DIRECTORS**

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**TO:** BOARD OF DIRECTORS  
**FROM:** EXECUTIVE COMMITTEE  
**SUBJECT:** HEALTHCARE BENEFITS HOSPITAL REIMBURSEMENT  
**DATE:** APRIL 8, 2016  
**CC:** FILE

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The Executive Committee reviewed the Foundation's employee group benefit contracts for the period of April 1, 2016 through March 31, 2017 and selected the plans from Kaiser which included modifications to the copays to mitigate the increased costs to the Foundation and to employees.

The most drastic change to the coverage is a \$500 copay for Hospitalization for the High Plan and the addition of a Deductible that would apply to Hospitalizations for the Low Plan.

Since the Foundation achieved a savings of over \$34,000 from the budgeted expense for Medical coverage, we could offset this additional employee expense by offering to reimburse the first \$500 for any employee or covered dependent for the year.

Although our carrier, Kaiser, was unwilling to share actual claims experience for our group, we obtained general claims information from our broker, ECIA, regarding the expected percentage of employees we could expect to require a hospitalization.

The overall estimate for Group Health plans is less than 5%. Based on that estimate, we would expect fewer than 8 hospitalizations for the year for the total of 148 "lives" covered (including covered dependents).

A Fund of \$10,000 would allow the Foundation to reimburse up to 20 hospitalizations for the year at \$500 per claim. Additional funds could be requested in the unlikely event that actual claims exceeded this number.



### Healthcare Budget/Costs – April 1, 2016 to December 31, 2016

GL Category	2016 Budget	Employer Portion as Recommended	Budget to Costs Savings	
	April to December	April to December	Based on Current Coverage Levels	
6143000 Medical	\$616,659.01	\$581,984.70	\$34,674.31	5.62%

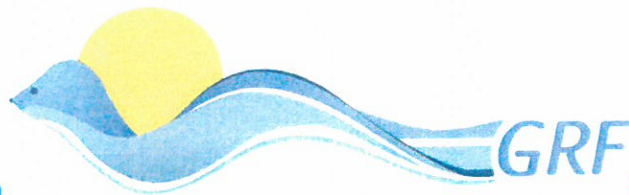
I move to establish a fund of \$10,000.00 to reimburse any covered employee or dependent who incurs a hospitalization during the plan year beginning April 1, 2016 and ending March 31, 2017. The reimbursement will be for \$500 per incident upon the employee providing a receipt for such expense.

**RESOLUTION/MOTION ACTION RECORD****04261610.a.i**Resolution Type: Approve Healthcare Benefits Pertaining to: Hospital Reimbursement  
Duly adopted at a meeting of the Board of Directors held: **04.26.16**Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_  
Cost Center \_\_\_\_\_ Capital \_\_\_\_\_ Operational \_\_\_\_\_ Reserves \_\_\_\_\_

<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"/>
Director Leah Perrotti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Richard Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Paul Pratt	<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"/>
Treasurer Linda Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secretary 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 Mary Wood	<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 Marjorie Doderio	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Mary Greer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice President Carole Damoci	<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 Phil Friedman	<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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## BOARD OF DIRECTORS

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**TO:** BOARD OF DIRECTORS  
**FROM:** EXECUTIVE COMMITTEE  
**SUBJECT:** AMEND POLICY 1022-30, PETITIONS  
**DATE:** APRIL 8, 2016  
**CC:** FILE

---

The Executive Committee, at its April 8, 2016 meeting, reviewed and updated Policy 1022-30, Petitions, changing the term "resident" to "GRF shareholder/member" and requesting both the printed and written name of the shareholder/member be included on a petition.

I move to amend Policy 1022-30, Petitions.

**RESOLUTION/MOTION ACTION RECORD****04261610.a.ii.**

Resolution Type: Amend Policy

Pertaining to: 1022-30, Petitions

Duly adopted at a meeting of the Board of Directors held: **04.26.16**

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

Cost Center \_\_\_\_\_ Capital \_\_\_\_\_ Operational \_\_\_\_\_ Reserves \_\_\_\_\_

<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"/>
Director Leah Perrotti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Richard Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Paul Pratt	<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"/>
Treasurer Linda Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secretary 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 Mary Wood	<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 Marjorie Dodero	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Mary Greer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice President Carole Damoci	<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 Phil Friedman	<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)

**COMMUNITY OPERATIONS****USE OF COMMUNITY FACILITIES****AMEND****Petitions**

Petitions directed to the Golden Rain Foundation (GRF) Board of Directors (BOD) or Committees must include the following information:

- a. GRF shareholder/member's Resident's full name (printed and signature);
- b. Mutual number;
- c. Apartment number.

The individual, or representative of a club or organization, must be present at all times when soliciting a petition. The (GRF) Foundation reserves the right to remove any petition left unattended.

The name and address of the individual presenting the petition to the Foundation-GRF must be included on the petition.

Employees are not permitted to promote or solicit petitions, collect dues, write receipts, or perform other duties for clubs.

**Policy**

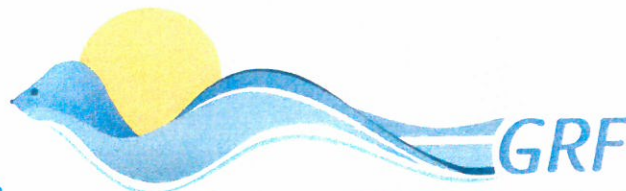
Adopted: 21 Jul 98

**GOLDEN RAIN FOUNDATION**  
Seal Beach, California

(Jul 98)

Page 1 of 1

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## BOARD ACTION REQUEST

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**TO:** BOARD OF DIRECTORS  
**FROM:** EXECUTIVE COMMITTEE  
**SUBJECT:** LEGAL REVIEW TO AMEND THE GRF BY-LAWS  
**DATE:** APRIL 8, 2016  
**CC:** FILE

---

At the regular scheduled meeting of the Executive Committee on April 8, 2016, the Committee held a discussion noting that the GRF By-Laws:

- Were created in 1962 to the applicable codes of the time,
- Have not had legal review for compliance to current federal and state codes,
- Only refer to a single gender.

The Committee requests approval to:

- Direct corporate counsel to review the By-Laws and recommend amendments to the By-Laws to bring the By-Laws into full compliance with all current State and Federal codes,
- Amend the By-Laws in the area of elections to allow adequate time frames in the election process based upon provisions of the Civil code,
- Amend By-Laws to include all genders.

For budgetary basis, the legal review is estimated at \$5,000

I move to approve legal review and drafting of amendments to the GRF By-Laws , at a cost not to exceed \$5,000.



# RESOLUTION/MOTION ACTION RECORD

04261610.a.iii.

Resolution Type: Approve funding      Pertaining to: Possible amendment to GRF By-Laws  
Duly adopted at a meeting of the Board of Directors held: **04/26/16**

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"/>
Director Leah Perrotti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Richard Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Paul Pratt	<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"/>
Treasurer Linda Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secretary 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 Mary Wood	<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 Marjorie Dodero	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Mary Greer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice President Carole Damoci	<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 Phil Friedman	<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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## BOARD ACTION REQUEST

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**TO:** BOARD OF DIRECTORS  
**FROM:** FINANCE COMMITTEE  
**SUBJECT:** APPROVE MARCH FINANCIAL STATEMENTS  
**DATE:** APRIL 26, 2016  
**CC:** FILE

---

At the regular meeting of the Finance Committee on April 19, 2016, the Committee duly moved to recommend to the Golden Rain Foundation Board of Directors acceptance of the March 2016 Financial Statements for audit.

Board Action:

I MOVE that the GRF Board of Directors accept the March 2016 Financial Statements for audit.

**RESOLUTION/MOTION ACTION RECORD****04261610.b.i**

Resolution Type: Approve Financial Statements

Pertaining to: March 2016

Duly adopted at a meeting of the Board of Directors held: **04.26.16**

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

Cost Center \_\_\_\_\_ Capital \_\_\_\_\_ Operational \_\_\_\_\_ Reserves \_\_\_\_\_

<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"/>
Director Leah Perrotti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Richard Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Paul Pratt	<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"/>
Treasurer Linda Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secretary 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 Mary Wood	<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 Marjorie Dodero	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Mary Greer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice President Carole Damoci	<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 Phil Friedman	<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)

## Financial Recap – March 2016

As of the three-month period ended March 2016, the financial reports indicate that GRF is in a favorable financial position with a surplus of \$390,398.

Major variances are:

Salaries & Wages	56,844	Vacancies of key positions in ITS, News, Physical Properties & Service Maintenance.
Employment Taxes & Benefits	115,854	Workers' Comp \$80K (incl 2015 refund of \$37K ; Group Ins \$27K
Temporary Agency Fees	(6,648)	Temps used to fill key vacant positions
Supplies	21,552	Actual expenditures < budgeted
Professional Fees	33,665	Legal fees < budgeted; Fair Housing not yet used
Facilities Rentals & Maintenance	48,446	\$16K – Janitorial; \$11K – Landscaping; 12K – Sewer & Street Maintenance; \$11K – Service Contracts
Fuel & Oil	25,790	No gasoline purchases to date
Federal & State Income Tax	19,437	2015 State Ref \$12,837; amendments reduced tax liability.
SRO Labor Cost Recovery	57,821	Actual labor exceeded budget; (\$21K – Mar)

<b>Reserve Funds</b>	<b>Fund Balance</b>	<b>Allocated For 2016 Projects</b>	<b>Allocated For Future Projects</b>	<b>For details, see page</b>
Repairs & Replacements	\$8,103,669	\$4,445,601	\$3,658,068	9

<b>Capital Funds</b>	<b>Fund Balance</b>	<b>Allocated Funds</b>	<b>Unallocated Funds</b>	<b>For details, see page</b>
Capital Improvements	\$480,432	\$280,531	\$199,901	11

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1020 Golden Rain Foundation  
Balance Sheet - GRF  
03/31/2016

Page: 1

P.O. Box 2069  
Seal Beach CA 90740

Description			
	<b>Current Assets:</b>		
	Cash & cash equivalents	227,217	
1122000	Non-Restricted Funds	0	
	Receivables	608,810	
	Prepaid expenses	351,365	
	Inventory of maintenance supplies	462,124	
	<b>Total Current Assets</b>		1,649,516
	<b>Designated deposits</b>		
1211000	Contingency Operating Fund	500,000	
	Reserve Fund	8,103,669	
1212500	Capital Improvement Fund-GRF	480,432	
1213000	Liability Deductible & Hazard Fund	202,571	
	<b>Total designated deposits</b>		9,286,672
	<b>Notes Receivable</b>		
1411000	Notes Receivable	21,657	
	<b>Total Notes Receivable</b>		21,657
	<b>Fixed Assets</b>		
	Land, Building, Furniture & Equipment	30,612,947	
	Less: Accumulated Dep'n	(20,921,061)	
	<b>Net Fixed Assets</b>		9,691,886
	<b>Other Assets</b>		
	Premium on Municipal Bonds	12,081	
	<b>Total Assets</b>		20,661,813

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1020 Golden Rain Foundation  
Balance Sheet - GRF  
03/31/2016

Page: 2

P.O. Box 2069  
Seal Beach CA 90740

Description			
<b>Liabilities &amp; Stockholders Equity</b>			
<b>Current Liabilities:</b>			
	Accounts payable	369,183	
	Project Commitments	915,915	
	Accrued payroll & payroll taxes	527,124	
	Accrued expenses	251,505	
	Accrued property taxes	130,304	
	<b>Total Current Liabilities</b>	<b>2,194,031</b>	
	<b>Total Liabilities</b>		<b>2,194,031</b>
<b>Stockholders' Equity</b>			
<b>Mutuals' Beneficial Interest</b>			
3211000	Contingency Operating Reserve Equity	500,000	
3212000	Reserve Equity	7,199,665	
3394000	Capital Fund Equity	468,520	
3310000	Beneficial Interest in Trust	4,602,614	
	<b>Total Mutuals' Beneficial Interest</b>		<b>12,770,800</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	4,865,923	
	<b>Total Paid-in-Capital</b>		<b>6,475,723</b>
	<b>Excess Income</b>		
	Current Year	86,215	
	<b>Total Excess Income</b>		<b>86,215</b>
			<b>(864,956)</b>
3920000	Dep'n & Amortization		
	<b>Net Stockholders' Equity</b>		<b>18,467,782</b>
	<b>Total Liabilities &amp; Stockholders' Equity</b>		<b>20,661,813</b>

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**Golden Rain Foundation  
Cash Flow Activity - All Reserves  
For the Month of March 2016**

	Contingency Operating Fund	Reserve Fund	Capital Improvement Fund	Liability Insurance Fund	Other Restricted	Nonrestricted Funds	Total
<b>Balance 2/29/2016</b>	<b>500,000</b>	<b>7,612,024</b>	<b>407,864</b>	<b>202,571</b>	<b>-</b>	<b>311,794</b>	<b>9,034,252</b>
Funded: Assessments		75,000					75,000
Funded: Membership Fees collected (66)		84,260	84,260				168,519
Funded: M17 Lease Fees collected (-2)		(634)	(634)				(1,269)
Funded: Interest on Funds		2,538					2,538
Progress Payments on CIP							-
Expenditures		(33,525)	(11,057)				(44,582)
Commitments							-
Replenish funds for Donated Assets							-
Net Monthly Claims							-
Disbursement to Mutuals							-
2015 Excess Income		364,007				(364,007)	-
Transfers between funds							-
Interest Income Allocation							-
Net Monthly Activity					-	52,214	52,214
<b>Balance 3/31/2016</b>	<b>500,000</b>	<b>8,103,669</b>	<b>480,432</b>	<b>202,571</b>	<b>-</b>	<b>0</b>	<b>9,286,672</b>
Net Activity	-	491,645	72,568	-	-	(311,793)	252,420

**Golden Rain Foundation**  
**Quick Balance Sheet Analysis**  
**For the Period Ended March 31, 2016**

**SELECTED BALANCE SHEET ITEMS**

	Current Balance	Prior Month	Increase (Decrease)
Cash In Bank	227,217	506,269	(279,052)
Current Assets	10,936,188	10,849,006	87,182
Current Liabilities	2,194,031	2,408,449	(214,418)
Current Ratio	4.98	4.50	
Designated Deposits:	9,286,672	9,034,253	252,419
Reservet Fund			
Liability & Disaster Insurance Fund			
Capital Improvement Fund			
Contingency Operating Fund			
General Operating Fund			
Other Restricted Fund			
Committed Fund			

**RESULT OF OPERATIONS**

Current Month	Actual	Budget	Variance	%
Income	1,361,602	1,343,435	18,167	1.35
Expense	1,232,676	1,372,018	139,342	10.16
Net Materials Recovery(Pass Thru)	0	0	0	
<b>Excess Income or (Expense)</b>	<b>128,926</b>	<b>(28,583)</b>	<b>157,509</b>	
Year To Date	Actual	Budget	Variance	%
Income	3,866,781	3,804,753	62,028	1.63
Expense	3,538,223	3,866,592	328,369	8.49
Net Materials Recovery(Pass Thru)	0	0	0	
<b>Excess Income or (Expense)</b>	<b>328,558</b>	<b>(61,839)</b>	<b>390,397</b>	

Full Time Equivalents		
For the Month	Average YTD	Planned - 2016
154.01	152.63	158.47



2016 Reserve Expenditures

Center	Description	2016	Prior	Current	Total	Prior	YTD EXPENDITURES			TTD	Allocated
		Reserve Study	Approved	Approved	Projects	Expenditures	Jan-Feb	Mar	Total	Expenditures	Funds
30	Replacement of two automatic doors- Admin. Building (751-15)	-	15,000	-	15,000	-	12,039	1,338	13,377	13,377	1,623.00
34	St. Andrews & North Gate Server Replacements (incl. 10% contingency)	-	3,300	-	3,300	-	-	-	-	-	3,300.00
34	Server Rack Cabinet UPS Backup Power Unit (incl. 10% contingency)	-	3,300	-	3,300	-	-	-	-	-	3,300.00
34	Replace Wireless Access Points at Clubhouses (Incl. 10% contingency)	-	8,800	-	8,800	-	-	-	-	-	8,800.00
34	SANS Audit Equipment: Network and Systems- Replacement	-	17,501	-	17,501	-	11,405	-	11,405	11,405	6,096.20
35	Replace Interior Light Fixtures	3,584	-	-	0	-	-	-	-	-	3,584.00
36	Replacement of Carpeting (first floor & stairs) (745-15-0701)	-	13,115	-	13,115	10,421	-	-	-	10,420.50	2,694.50
37	Replace Lighting Signage	20,478	-	-	0	-	-	-	-	-	20,478.00
37	Security Restroom Remodel (736-15)	-	-	45,000	45,000	-	-	18,000	18,000	18,000	27,000.00
48	Paint Exterior Flatwork	4,505	-	-	0	-	-	-	-	-	4,505.00
48	Replace Water Storage Tanks	12,287	-	-	0	-	-	-	-	-	12,287.00
48	Replace Solar Panels	28,055	-	-	0	-	-	-	-	-	28,055.00
48	Install New Pool Heater (755-15)	-	19,800	-	19,800	-	-	-	-	-	19,800.00
53	Paint Wood Siding & Trim	14,130	-	-	0	-	-	-	-	-	14,130.00
53	Paint Interior Flatwork	25,393	-	-	0	-	-	-	-	-	25,393.00
54	Paint Door Surfaces	2,765	-	-	0	-	-	-	-	-	2,765.00
54	Replace Automatic Pedestrian Door	3,276	-	-	0	-	-	-	-	-	3,276.00
54	Replace New Water Heater	4,352	-	-	0	-	-	-	-	-	4,352.00
54	Replace Lobby and Hallway Furniture	5,120	-	-	0	-	-	-	-	-	5,120.00
54	Replace Wall Divider Covering	10,444	-	-	0	-	-	-	-	-	10,444.00
54	Paint T-Bar Ceiling Panels	12,901	-	-	0	-	-	-	-	-	12,901.00
54	Replace Conference Room Furniture	97,373	-	-	0	-	-	-	-	-	97,373.00
54	Recover Partitions	-	6,000	-	6,000	-	-	-	-	-	6,000.00
54	Floor Remodel (750-15)	148,773	-	800	800	-	800	-	800	800	148,773.00
56	Paint Exterior Ironwork	3,840	-	-	0	-	-	-	-	-	3,840.00
56	Paint Exterior Flatwork	10,239	-	-	0	-	-	-	-	-	10,239.00
56	Replace 2 heat pumps (757-15)	-	-	10,650	10,650	-	-	10,650	10,650	10,650	-
56	Upstairs Floor remodel	-	-	36,900	36,900	-	-	-	-	-	36,900.00
70	Replace Physical Property Conference & Break Room Flooring (763-16)	-	-	8,100	8,100	-	-	-	-	-	8,100.00
74	Paint Exterior Flatwork	11,724	-	-	0	-	-	-	-	-	11,724.00
79	Repair Concrete and Wood Shoreline at Pond	2,560	-	-	0	-	-	-	-	-	2,560.00
79	Refurbish Golf Course Greens	10,239	-	-	0	-	-	-	-	-	10,239.00
79	Community Landscape Remodel	10,239	-	-	0	-	-	-	-	-	10,239.00
79	Community Concrete Flatwork	25,598	-	-	0	-	-	-	-	-	25,598.00
79	Community Asphalt Seal Coat- Parking Lots	38,038	-	-	0	-	-	-	-	-	38,038.00
79	Community Asphalt Seal Coat-Street Phase 4	51,195	-	-	0	-	-	-	-	-	51,195.00
79	Replacement of Light Pole and Fixture (766-16)	-	-	6,568	6,568	-	-	-	-	-	6,568.00
79	Street resurfacing, St. Andrews Drive	-	760,000	-	760,000	-	-	-	-	-	760,000.00
79	56 Trees Replaces in street medians	-	125,000	-	125,000	-	-	-	-	-	125,000.00
79	Main Gate Beautification - Globe (730-15B)	-	163,270	-	163,270	104,940	49,835	-	49,835	154,775	8,495.18
79	Globe - Replacement of Continents (730-15B)	-	180,000	-	180,000	-	22,220	-	22,220	22,220	157,780.44
79	Perimeter wall sections B (591-01B-B)	-	350,000	-	350,000	31,732	-	-	-	31,732	318,268.20
79	CH3/Library- concrete replacement (747-15-0718)	-	50,000	-	50,000	41,114	2,435	2,750	5,185	46,299	3,701.04
79	Perimeter wall sections A (591-01B-A)	-	494,000	-	494,000	440,914	3,216	-	3,216	444,130	49,870.00
79	Perimeter wall sections J & K (591-01B-JK)	-	702,900	-	702,900	72,176	-	-	-	72,176	630,724.25
79	St. Andrews Gate Improvements (723-14)	-	50,000	-	50,000	9,190	-	788	788	9,978	40,022.50
79	Westminster Wall Section L & M/ Engineering (668-11B)	1,650,000	23,475	-	23,475	9,025	-	-	-	9,025	1,664,450.00
	<b>Total Planned Reserve Expenditures</b>	<b>2,207,108</b>	<b>2,985,461</b>	<b>108,018</b>	<b>3,093,479</b>	<b>719,511</b>	<b>101,950</b>	<b>33,525</b>	<b>135,475</b>	<b>854,986</b>	<b>4,445,601</b>

2016 Capital Plan

Center	Description	Prior Approved	2016 Budget	Additional Approved	Total Projects	Prior Expenditures	YTD EXPENDITURES			TTD Expenditures	Allocated Funds
							Jan-Feb	Mar	Total		
		1,000			1,000	-	-	-	-	2,831	1,000
32	Barcode label printer		3,000		3,000	2,831	-	-	-	-	169
32	Pallet Racking System (2016 Approved Capital- Purchased in 2015)	44,000			44,000	-	-	-	-	-	44,000
34	CH4 Technology Enhancements	225,017		25,000	250,017	220,149	4,275.00	4,238	8,513	228,661	21,356
34	Jenark System	6,600			6,600	5,938	258.32	-	258	6,196	404
34	Main Server Room Modifications (734-15 - Server Room Mods)	60,000			60,000	50,508	-	-	-	50,508	9,492
34	Second Server/Rm Mods (744-15 - Second Server Rm System)		13,000		13,000	-	-	-	-	-	13,000
34	Surveillance Cameras (2016 Approved Capital)	22,000			22,000	-	-	-	-	-	22,000
34	Visual Display Solutions	15,943			15,943	15,943	500.00	-	500	16,443	(500)
34	SANS Audit- Equipment	20,000			20,000	16,455	405.86	-	406	16,861	3,139
36	6 Work Stations and 1 Reception (745-15-0701)		5,200		5,200	-	-	-	-	-	5,200
37	Paychex Time Clocks (2) (2016 Approved Capital)		5,000		5,000	-	-	-	-	-	5,000
37	Repeater, hardware, license & programming (2016 Approved Capital)		2,000		2,000	-	-	-	-	-	2,000
37	Sound Proofing Panels @ Main Gate Lobby (2016 Approved Capital)		6,900		6,900	-	-	-	-	-	6,900
40	Special Events Trailer & Equipment (2016 Approved Capital)		13,635		13,635	-	-	-	-	-	13,635
45	18 4X8 Portable Stage Risers with Carts (2016 Approved Capital)		26,000		26,000	-	-	8,484	8,484	8,484	17,516
45	Movie Projector & DVD Player (2016 Approved Capital)		25,000		25,000	-	-	-	-	-	25,000
48	Engineering and architectural (2016 Approved Capital)		-	1,600	1,600	-	-	-	-	-	1,600
55	Building 5 first floor remodel (765-16)		10,000		10,000	-	-	-	-	-	10,000
70	Inspector Vehicles (1) electric (2016 Approved Capital)		13,000		13,000	9,135	-	-	-	9,135	3,865
70	Physical Property 4 Workstations (758-15) (2016 Approved Capital- Purchased in 2015)		20,000		20,000	-	-	-	-	-	20,000
74	Maintenance Vehicles (2) electric (2016 Approved Capital)	109,000			109,000	94,201	-	-	-	94,201	14,799
79	ADA Improvement Main Parking Lot (710-14)	6,000			6,000	-	-	-	-	-	6,000
79	Landscape CH3 Library Patio		-	7,040	7,040	-	-	-	-	-	7,040
79	CAMUTCD (California Manual on Uniform Traffic Control Devices)	70,000			70,000	40,107	3,395.18	3,296	6,691	46,798	23,202
79	Resales Office Remodel (725-14)	35,000			35,000	35,248	-	-4,960	(4,960)	30,288	4,712
79	Outdoor Furniture										
	<b>Total Planned Capital Acquisitions</b>	<b>614,560</b>	<b>142,735</b>	<b>33,640</b>	<b>790,935</b>	<b>490,513</b>	<b>8,834</b>	<b>11,057</b>	<b>19,892</b>	<b>510,404</b>	<b>280,531</b>

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## BOARD OF DIRECTORS

**TO:** BOARD OF DIRECTORS  
**FROM:** PHYSICAL PROPERTIES COMMITTEE  
**SUBJECT:** TREE TRIMMING  
**DATE:** MARCH 14, 2016  
**CC:** FILE

At the regular schedule meeting of the Physical Property Committee (PPC) on March 2, 2016, the Committee opened and reviewed Three (3) sealed bids for trimming of trees in the Community Facilities and Golf Course areas, as called out in the tree inventory conducted by First Class Arboriculture (See Exhibit A). The total bids are as follows:

Company	Golf Course	Community Property	Number of Days	Contract Amount
Andre Landscaping	\$11,334.00	\$11,334.00	30	\$22,668.00
Peterson Tree Works	\$6,480.00	\$16,680.00	90	\$23,160.00
Tree Pro	\$11,185.00	\$45,550.00	60	\$56,735.00

After discussion and review of the bids, the PPC unanimously recommended that the Board of Directors award a contract to Peterson Tree Work for a cost not to exceed \$23,160.00 per their bid dated February 29, 2016, (See Exhibit B) for the trimming of the Community Facilities and Golf Course trees, with funds coming from CC 45 and 79 operating costs.

I MOVE to award a contract to Peterson Tree Works for the trimming of the Community Facilities and Golf Course trees, as called out in the tree inventory conducted by First Class Arboriculture, not to exceed \$23,160 and authorize the President to sign the contract. Funding through operating costs cc 45 and 79.

**RESOLUTION/MOTION ACTION RECORD****04261610.c.i.**Resolution Type: Approve contract  
Facilities and Golf Course

Pertaining to: Tree Trimming for Community

Duly adopted at a meeting of the Board of Directors held: **04.26.16**

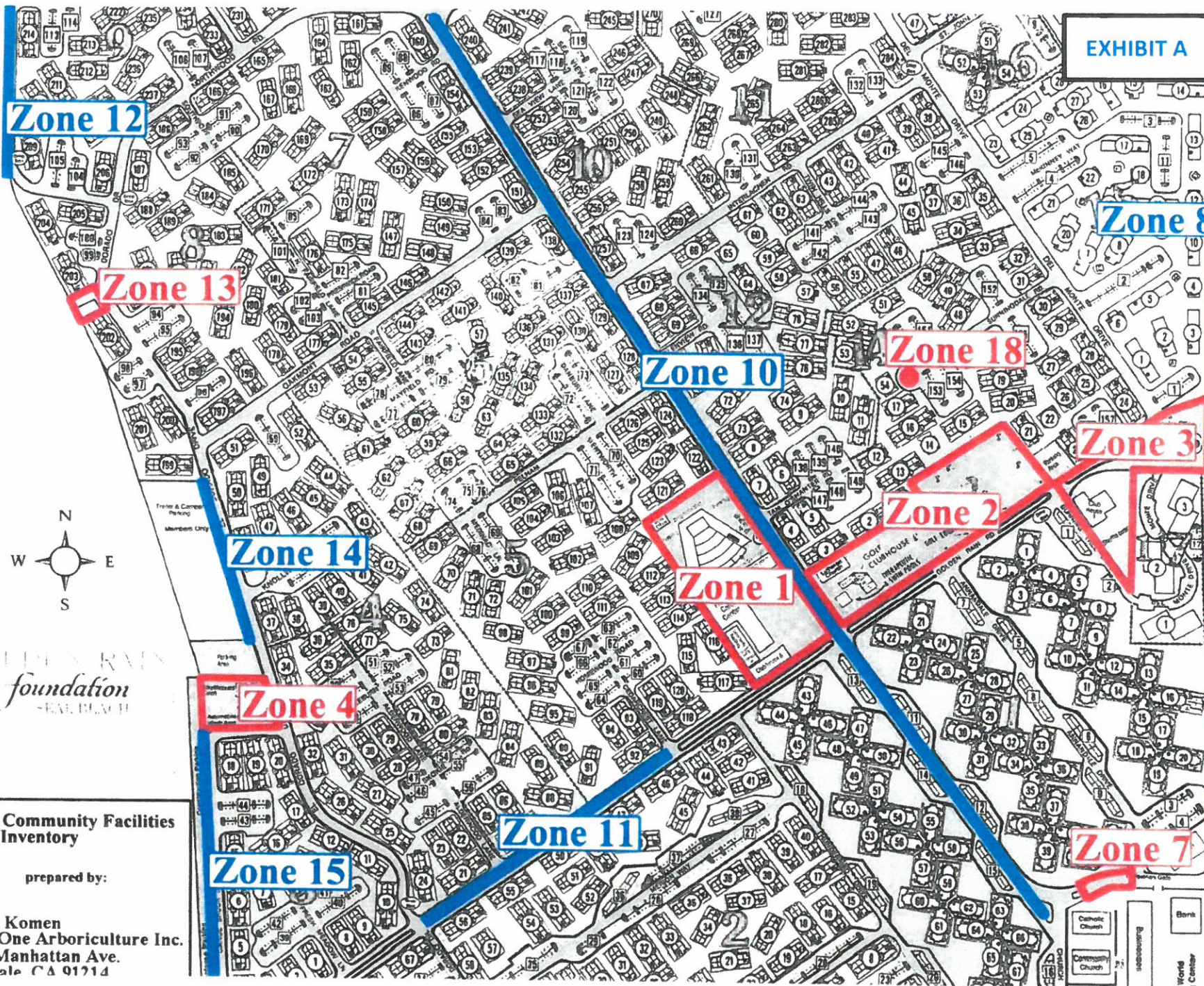
Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_

Cost Center \_\_\_\_\_ Capital \_\_\_\_\_ Operational \_\_\_\_\_ Reserves \_\_\_\_\_

<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"/>
Director Leah Perrotti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Richard Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Paul Pratt	<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"/>
Treasurer Linda Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secretary 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 Mary Wood	<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 Marjorie Dodero	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Mary Greer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice President Carole Damoci	<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 Phil Friedman	<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)





**GRF Community Facilities  
Tree Inventory**

prepared by:

James Komen  
Class One Arboriculture Inc.  
2832 Manhattan Ave.  
Glendale CA 91214



GRF Tree Log  
Updated 11/11

Zone	Site	Latin Name	Common Name	Maintenance	Climber?	Removal?	Next Service	Priority	Notes
1	11	<i>Cinnamomum camphora</i>	Camphor Tree	0.25	NO	NO	now	high	street clearance, deadwood removal
1	25	<i>Tipuana tipu</i>	Tipu Tree	3.00	YES	NO	now	high	block off street; prune building and street clearance
1	26	<i>Tipuana tipu</i>	Tipu Tree	3.00	YES	NO	now	high	block off street; prune building and street clearance
1	34	<i>Cupressus sempervirens</i>	Italian Cypress	0.17	NO	NO	now	high	remove planting stake and wire, maintain set-height
1	35	<i>Cupressus sempervirens</i>	Italian Cypress	0.17	NO	NO	now	high	maintain set height
1	41	<i>Cupressus sempervirens</i>	Italian Cypress	0.17	NO	NO	now	high	maintain set height
1	42	<i>Syagrus romanzoffiana</i>	Queen Palm	0.17	NO	NO	now	high	remove stakes, remove dead fronds and fruiting structures
1	45	<i>Cupressus sempervirens</i>	Italian Cypress	0.17	NO	NO	now	high	maintain set height
1	46	<i>Cupressus sempervirens</i>	Italian Cypress	0.17	NO	NO	now	high	maintain set height
1	69	<i>Strelitzia sp</i>	Bird of Paradise	0.08	NO	NO	now	medium	remove dead fronds
1	72	<i>Syagrus romanzoffiana</i>	Queen Palm	0.25	NO	NO	now	hazard	prune for fire safety with theater lights
1	73	<i>Syagrus romanzoffiana</i>	Queen Palm	0.25	NO	NO	now	hazard	prune for fire safety with theater lights
1	88	<i>Syagrus romanzoffiana</i>	Queen Palm	0.08	NO	NO	now	hazard	prune for fire safety with theater lights
1	89	<i>Syagrus romanzoffiana</i>	Queen Palm	0.17	NO	NO	now	hazard	prune for fire safety with theater lights
2	28	<i>Eucalyptus sideroxylon</i>	Red Ironbark	1.00	YES	NO	now	high	aerial inspection, deadwood/defect removal
2	60	<i>Platanus x acerfolia</i>	London Plane Tree	1.50	YES	NO	now	high	aerial inspection, deadwood/defect removal
2	63	<i>Eucalyptus sideroxylon</i>	Red Ironbark	0.75	YES	NO	now	high	aerial inspection, deadwood/defect removal
2	64	<i>Eucalyptus sideroxylon</i>	Red Ironbark	1.00	YES	NO	now	hazard	remove hanging hazard branch; aerial inspection, deadwood/defect removal
3	4	<i>Callistemon viminalis</i>	Weeping Bottlebrush	1.00	NO	NO	now	high	clearance, scaffold training
3	6	<i>Syagrus romanzoffiana</i>	Queen Palm	0.25	NO	NO	now	high	prune out dead fronds and fruiting structures
3	6	<i>Syagrus romanzoffiana</i>	Queen Palm	0.25	NO	NO	now	high	prune out dead fronds and fruiting structures
3	39	<i>Schinus molle</i>	Peruvian Pepper	0.17	NO	NO	now	high	remove stakes
5	12	<i>Schefflera sp</i>	Umbrella Tree	1.00	NO	YES	now	hazard	remove tree or no action
5	13	<i>Ficus benjamina</i>	Weeping Fig	4.00	NO	NO	now	high	clearance
5	20	<i>Pyrus kawakamii</i>	Ornamental Pear	0.50	NO	NO	now	high	clearance
5	21	<i>Phoenix roebelenii</i>	Pygmy Palm	0.17	NO	NO	now	high	remove stakes, remove dead fronds and fruiting structures
5	29	<i>Podocarpus gracilior</i>	Fern Pine	0.17	NO	NO	now	high	remove planting stakes
5	44	<i>Pinus canariensis</i>	Canary Island Pine	2.50	YES	NO	now	high	block off parking lot; remove co-dominant stem, aerial inspection
7	16	<i>Syagrus romanzoffiana</i>	Queen Palm	0.17	NO	NO	now	medium	prune out dead fronds and fruiting structures
10	5	<i>Ficus microcarpa</i>	Indian Laurel Fig	0.75	NO	NO	now	Hazard	block off street; remove deadwood; prune for line and street clearance
10	11	<i>Ficus microcarpa</i>	Indian Laurel Fig	0.75	NO	NO	now	Hazard	block off street; remove deadwood; prune for line and street clearance
10	14	<i>Ficus microcarpa</i>	Indian Laurel Fig	1.00	NO	NO	now	Hazard	block off street; remove deadwood; prune for line and street clearance
10	16	<i>Ficus microcarpa</i>	Indian Laurel Fig	1.00	NO	NO	now	Hazard	block off street; remove deadwood; prune for line and street clearance
10	17	<i>Ficus microcarpa</i>	Indian Laurel Fig	1.00	NO	NO	now	high	block off street; remove deadwood; prune for line and street clearance
10	21	<i>Ficus microcarpa</i>	Indian Laurel Fig	1.00	NO	NO	now	Hazard	block off street, remove deadwood; prune for line and street clearance
10	26	<i>Ficus microcarpa</i>	Indian Laurel Fig	0.75	NO	NO	now	Hazard	block off street; remove deadwood; prune for line and street clearance
10	27	<i>Ficus microcarpa</i>	Indian Laurel Fig	0.75	NO	NO	now	Hazard	block off street; remove deadwood; prune for line and street clearance
10	28	<i>Ficus microcarpa</i>	Indian Laurel Fig	0.50	NO	NO	now	high	block off street; remove deadwood; prune for line and street clearance



## GRF Tree Log

Updated 11/11

Zone	Site	Latin Name	Common Name	Maintenance	Climber?	Removal?	Next Service	Priority	Notes
10	32	<i>Ficus microcarpa</i>	Indian Laurel Fig	1.00	NO	NO	now	Hazard	block off street; remove deadwood; prune for line and street clearance
10	33	<i>Ficus microcarpa</i>	Indian Laurel Fig	1.00	NO	NO	now	high	block off street; remove deadwood; prune for line and street clearance
10	40	<i>Ficus microcarpa</i>	Indian Laurel Fig	1.00	NO	NO	now	hazard	block off street; remove deadwood; prune for line and street clearance
10	46	<i>Ficus microcarpa</i>	Indian Laurel Fig	0.75	NO	NO	now	Hazard	block off street; remove deadwood; prune for line and street clearance
10	47	<i>Ficus microcarpa</i>	Indian Laurel Fig	1.00	NO	NO	now	Hazard	block off street; remove deadwood; prune for line and street clearance
10	50	<i>Ficus microcarpa</i>	Indian Laurel Fig	0.75	NO	NO	now	hazard	block off street; remove deadwood; prune for line and street clearance
10	51	<i>Ficus microcarpa</i>	Indian Laurel Fig	0.50	NO	NO	now	Hazard	block off street; remove deadwood; prune for line and street clearance
10	56	<i>Ficus microcarpa</i>	Indian Laurel Fig	0.75	NO	NO	now	Hazard	block off street; remove deadwood; prune for line and street clearance
17	1	<i>Podocarpus gracilior</i>	Fern Pine	0.17	NO	NO	now	medium	re-stake
17	2	<i>Podocarpus gracilior</i>	Fern Pine	0.25	NO	NO	now	medium	re-stake, remove co-dominant stem
17	4	<i>Podocarpus gracilior</i>	Fern Pine	0.17	NO	NO	now	medium	re-stake
17	5	<i>Podocarpus gracilior</i>	Fern Pine	0.17	NO	NO	now	medium	check stakes - replace if necessary otherwise remove
17	8	<i>Podocarpus gracilior</i>	Fern Pine	0.25	NO	NO	now	medium	re-stake, remove co-dominant stem
17	9	<i>Podocarpus gracilior</i>	Fern Pine	0.17	NO	NO	now	medium	re-stake, remove co-dominant stem
17	11	<i>Podocarpus gracilior</i>	Fern Pine	0.17	NO	NO	now	medium	re-stake, remove co-dominant stem

## GRF Tree Log

Updated 11/11

## Main Gate Landscape, Hardscape and fountain

Zone	Site	Latin Name	Common Name	Maintenance	Climber?	Removal?	Next Service	Priority	Notes
1	6	<i>Syagrus romanzoffiana</i>	Queen Palm	0.17	NO	NO	winter	high	prune off dead fronds and fruiting structures; keep sign clear
1	12	<i>Cinnamomum camphora</i>	Camphor Tree	0.25	NO	NO	winter	high	keep clear of stop sign, street clearance, deadwood removal
1	13	<i>Cinnamomum camphora</i>	Camphor Tree	0.33	NO	NO	winter	high	remove planting stake; street clearance
1	24	<i>Syagrus romanzoffiana</i>	Queen Palm	0.33	NO	NO	winter	high	building clearance; remove dead fronds and fruiting structures
1	56	<i>Syagrus romanzoffiana</i>	Queen Palm	0.33	NO	NO	winter	high	prune out dead fronds and fruiting structures
1	57	<i>Syagrus romanzoffiana</i>	Queen Palm	0.33	NO	NO	winter	high	prune out dead fronds and fruiting structures
1	71	<i>Cinnamomum camphora</i>	Camphor Tree	0.33	NO	NO	winter	high	remove planting stakes; clearance pruning
2	16	<i>Morus alba</i>	Fruitless Mulberry	5.00	YES	NO	winter	high	heavy crown reduction
2	19	<i>Morus alba</i>	Fruitless Mulberry	2.00	NO	NO	winter	high	deadwood and clearance
2	22	<i>Cupaniopsis anacardioides</i>	Carrotwood	0.75	NO	NO	winter	high	scaffold correction, crown raising
2	23	<i>Pinus halepensis</i>	Aleppo Pine	1.50	YES	NO	winter	high	aerial inspection, deadwood/defect removal
2	24	<i>Eucalyptus globulus</i>	Blue Gum	1.00	YES	NO	winter	high	aerial inspection, deadwood/defect removal
2	25	<i>Eucalyptus globulus</i>	Blue Gum	2.00	YES	NO	winter	high	aerial inspection, deadwood/defect removal
2	29	<i>Corymbia ficifolia</i>	Red Flowering Gum	0.50	NO	NO	winter	high	remove cracked branches, crown raising
2	31	<i>Agonis flexuosa</i>	Peppermint Willow	0.50	NO	NO	winter	high	clearance and scaffold training
2	32	<i>Morus alba</i>	Fruitless Mulberry	3.00	YES	NO	winter	high	crown raising and heavy crown reduction
2	37	<i>Pinus canariensis</i>	Canary Island Pine	1.00	YES	NO	winter	high	aerial inspection, deadwood/defect removal
2	38	<i>Pinus canariensis</i>	Canary Island Pine	1.50	YES	NO	winter	high	aerial inspection, deadwood/defect removal
2	41	<i>Eucalyptus globulus</i>	Blue Gum	2.00	YES	NO	winter	high	aerial inspection, deadwood/defect removal
2	42	<i>Eucalyptus globulus</i>	Blue Gum	2.00	YES	NO	winter	high	aerial inspection, deadwood/defect removal
2	43	<i>Eucalyptus globulus</i>	Blue Gum	1.00	YES	NO	winter	high	aerial inspection, deadwood/defect removal
2	44	<i>Pinus canariensis</i>	Canary Island Pine	1.00	YES	NO	winter	high	aerial inspection, deadwood/defect removal
2	45	<i>Pinus canariensis</i>	Canary Island Pine	1.00	NO	NO	winter	high	crown raising and form correction
2	48	<i>Eucalyptus globulus</i>	Blue Gum	0.50	YES	NO	winter	high	no pruning necessary; aerial inspection
2	49	<i>Tipuana tipu</i>	Tipu Tree	1.50	YES	NO	winter	high	inspect for borers; aerial inspection, deadwood/defect removal
2	53	<i>Tipuana tipu</i>	Tipu Tree	2.00	YES	NO	winter	high	aerial inspection, deadwood/defect removal
2	55	<i>Schinus terebinthifolius</i>	Brazilian Pepper	1.50	NO	NO	winter	high	aerial inspection, deadwood/defect removal
2	56	<i>Fraxinus uhdei</i>	Shamel Ash	1.00	YES	NO	winter	high	aerial inspection, deadwood/defect removal
2	58	<i>Platanus x acerfolia</i>	London Plane Tree	1.00	YES	NO	winter	high	aerial inspection, deadwood/defect removal
2	75	<i>Morus alba</i>	Fruitless Mulberry	2.50	YES	NO	winter	high	heavy crown reduction
2	81	<i>Ulmus parvifolia</i>	Chinese Elm	1.50	NO	NO	winter	high	crown raising
3	15	<i>Ulmus parvifolia</i>	Chinese Elm	0.67	NO	NO	winter	high	clearance
3	16	<i>Ulmus parvifolia</i>	Chinese Elm	0.67	NO	NO	winter	high	clearance
3	17	<i>Tipuana tipu</i>	Tipu Tree	0.50	NO	NO	winter	high	crown raising and scaffold correction
3	23	<i>Tipuana tipu</i>	Tipu Tree	1.00	NO	NO	winter	high	crown raising and deadwood removal
3	24	<i>Schinus terebinthifolius</i>	Brazilian Pepper	0.33	NO	NO	winter	high	crown raising and deadwood removal
3	25	<i>Schinus terebinthifolius</i>	Brazilian Pepper	0.67	NO	NO	winter	high	crown raising and deadwood removal
3	27	<i>Ulmus parvifolia</i>	Chinese Elm	0.50	NO	NO	winter	high	crown raising and deadwood removal

GRF Tr

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CONTRACTOR LICENSE NO. 567834 TYPE OF LICENSE C61/D49

**FORM OF PROPOSAL  
2016 TREE TRIMMING AND REMOVALS  
IN COMMUNITY FACILITIES & GOLF COURSE  
AT LEISURE WORLD - SEAL BEACH**

P. O. Box 2069  
Seal Beach, CA 90740

Gentlemen:

The undersigned proposes to furnish all labor, material, and equipment as required to perform 2016 Tree Trimming and Removals in in Community Facilities and Golf Course at Leisure World - Seal Beach, as described in the Request for Proposal dated January 6, 2016.

**GOLF COURSE - ZONE 2**

TOTAL LUMP SUM BID: six thousand four hundred and eighty

Written in words

\$ 6,480.00

Written in figures

**TIME OF COMPLETION:**

Contractor proposes and promises to complete all work within 90 days of issuance of an effective Notice to Proceed.

DATE: 02/29/16

Proposed By:

FIRM NAME: Petersons Tree Works

BY: Jeff Peterson

TITLE: President

PHONE: (714) 771-4243

**COMMUNITY FACILITIES - ZONES 1, 3, 4,<sup>5</sup> 7, 8,<sup>9</sup> 10, ~~11~~, 12, 13, 14, 15, <sup>17</sup> 18**  
~~these zones are incorrect.~~

TOTAL LUMP SUM BID: Sixteen thousand six hundred & thirty dollars  
Written in words

\$ 16,630.00

Written in figures

**TIME OF COMPLETION:**

Contractor proposes and promises to complete all work within 90 days of issuance of an effective Notice to Proceed.

DATE: 02-29-16

Proposed By:

FIRM NAME: Peterson's Tree Works

BY: Jeff Peterson

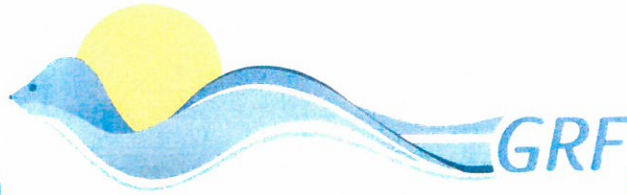
TITLE: President

PHONE: (714) 771-4243

**Attachments:**

- a) Acknowledgment
- b) Certification Form





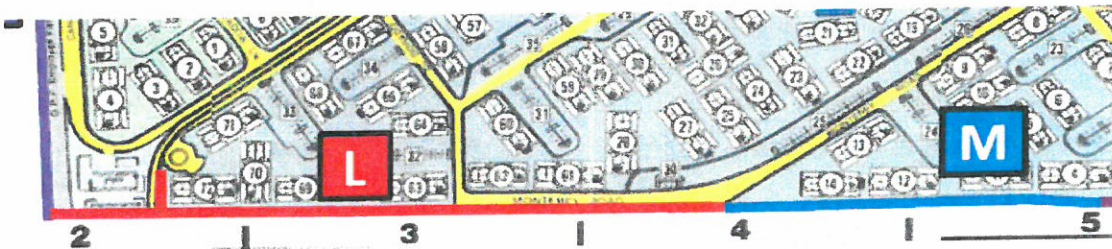
Golden Rain Foundation

Leisure World, Seal Beach

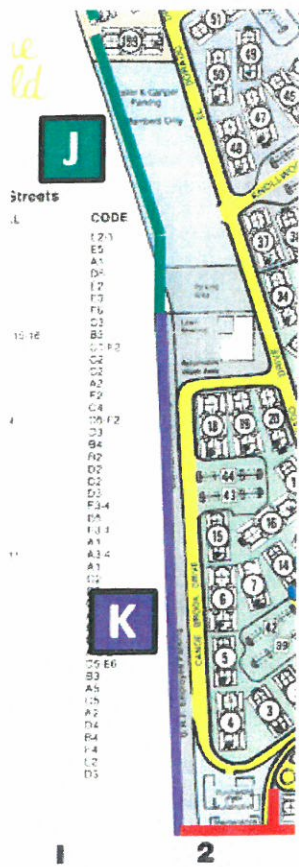
## BOARD OF DIRECTORS

**TO:** BOARD OF DIRECTORS  
**FROM:** PHYSICAL PROPERTIES COMMITTEE  
**SUBJECT:** PERIMETER WALL SECTION L&M  
**DATE:** APRIL 11, 2016  
**CC:** FILE

At the regular scheduled meeting of the Physical Properties Committee (PPC) on March 2, 2016, the Committee reviewed costs submitted by John Dantuma Masonry \$730,119 (See Exhibit A) and MJ Jurado \$728,050, to replace the sections of wall referred to as L&M. The wall is adjacent to Westminster Avenue, and is approximately 2900 lineal feet. A section of the wall was damaged due to high winds on November 16, 2015 and is in need of repair, temporary fencing has been installed at this time. At the March 2, 2016 meeting the PPC directed staff to issue a change order to the Perimeter Wall Section A contract. It was determined to review this request at the April 6, 2016 PPC meeting and the Committee at its meeting unanimously recommended to send a request to the Board to award a contract to John Dantuma Masonry for a cost of \$730,119 to build a 10' wall including the installation of spikes on the top and contingencies not to exceed budgeted funds of \$900,000 (See Exhibit B).



The PPC also unanimously, at its April meeting, agreed to transfer the funds paid to John Dantuma Masonry for the start of Wall sections J&K to Wall Sections L&M and postpone the construction of J&K until after 2017.



I MOVE to award a contract to John Dantuma Masonry for \$730,119 to replace Perimeter Wall Section L & M including the installation of Spike Strips and contingencies such as tree and stump removal, possible grade beam replacement, etc. to complete the project for a total cost not to exceed \$900,000 funding coming from the reserve account and authorize the President to sign the needed contracts and to transfer the funds paid to John Dantuma Masonry for the start of Wall section J&K to Wall Section L&M and postpone the construction of J&K until after 2017.



**RESOLUTION/MOTION ACTION RECORD****04261610.c.ii.**

Resolution Type: Approve contract

Pertaining to: Perimeter wall section L &amp; M

Duly adopted at a meeting of the Board of Directors held: **04.26.16**

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

Cost Center \_\_\_\_\_ Capital \_\_\_\_\_ Operational \_\_\_\_\_ Reserves \_\_\_\_\_

<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"/>
Director Leah Perrotti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Richard Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Paul Pratt	<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"/>
Treasurer Linda Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secretary 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 Mary Wood	<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 Marjorie Dodero	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Mary Greer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice President Carole Damoci	<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 Phil Friedman	<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

# DANTUMA MASONRY

7411 WALNUT BUENA PARK CA 90620

## BID TO GOLDEN JRAIN SEAL BEACH LEISURE WORLD

## BID TO DAVID RUDGE

**BID BY KELLY OLIVER**

2/18/2016

ITEM #	DESCRIPTION	QTY	UOM	U/P	TOTAL
1	WALL SECTIONS L AND M				
	REMOVE AND REPLACE EXISTING WALL WITH ONE FOOT TO TWO FOOT EIGHT RETAINING WALL ON TOP TO BE TEN FOOT HIGH				
	CARRY OVER PRICE FROM WALL A	2910	LF	\$ 242.90	\$ 706,839.00
2	SPIKES ON TOP				\$ 23,280.00
	WALL TOTAL				\$ 730,119.00

### NOTE

1. PLACE WALL BACK TO EXISTING PLACEMENT
2. PROTO 2 ENGINEERING TO MATCH WALL A
3. HAUL FOOTING DIRT ONLY

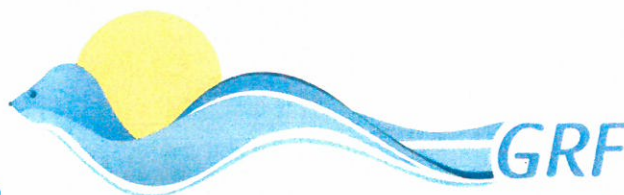
RESERVE EXPENDITURES BY YEAR  
GOLDEN RAIN FOUNDATION

1/1/2015 through 1/1/2029

EXPENDITURES	1/1/2015	1/1/2016	1/1/2017	1/1/2018	1/1/2019	1/1/2020	1/1/2021	1/1/2022	1/1/2023	1/1/2024	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029
<b>INFRASTRUCTURE</b>															
<b>ROOF/DECKS</b>															
roof-healthcare	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>STRUCTURE</b>															
foundations/structural frame	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
structural pest control	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>PAINT</b>															
exterior flatwork	0	0	0	0	0	16,037	0	0	0	0	0	0	0	0	0
wood trim	0	0	10,379	0	0	0	11,407	0	0	0	12,538	0	0	0	13,781
doors-paint	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
parking stripes	0	0	7,915	0	0	8,496	0	0	9,120	0	0	9,790	0	0	10,509
curbs	0	0	21,702	0	0	23,296	0	0	25,007	0	0	26,844	0	0	28,816
ironwork-exterior	0	0	2,831	0	0	0	3,112	0	0	0	3,420	0	0	0	3,760
<b>MECHANICAL</b>															
gate operator-swing arm	0	0	0	0	0	3,376	0	0	0	0	0	0	0	0	0
gate operators-barrier	0	0	0	0	0	6,752	0	0	0	0	0	0	0	0	0
electrical generators-overhaul	0	0	0	0	0	5,626	0	0	0	0	0	0	0	0	0
<b>PLUMBING</b>															
potable piping	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
drainage/sewer piping	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
gas piping	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
sewage ejection pumps	0	0	0	0	0	7,877	0	0	0	0	0	0	0	0	0
<b>ELECTRICAL</b>															
cctv system-cameras	0	0	0	0	0	68,872	0	0	0	0	0	0	0	0	0
cctv system-monitor	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
cctv system-recorder	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
lighting-exterior walkway	0	0	25,686	0	0	0	0	0	0	0	0	0	0	0	0
lighting-parking lot	0	0	0	0	0	0	0	0	0	0	0	0	69,370	0	0
lighting-shuffleboard courts (ch2)	0	0	0	0	0	0	0	0	0	0	0	0	25,094	0	0
below grade electrical lines	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
marquee	100,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
traffic lights	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b>LANDSCAPE/HARDSCAPE</b>															
asphalt seal coat-parking lots	0	38,038	0	0	40,831	0	0	43,829	0	0	47,048	0	0	50,502	0
asphalt replacement parking lots	0	0	0	0	0	0	0	0	0	0	0	962,785	0	0	0
concrete block walls-section j & k	650,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0
concrete block walls-section l & m	0	1,650,000	0	0	0	0	0	0	0	0	0	0	0	0	0
asphalt seal coat-street phase 1	0	0	0	0	54,955	0	0	0	0	61,844	0	0	0	0	69,597
asphalt overlay-street phase 1	0	0	0	0	0	0	0	0	0	0	0	0	0	695,945	0
asphalt seal coat-street phase 2	0	0	0	53,672	0	0	0	0	60,400	0	0	0	0	67,972	0
asphalt overlay-street phase 2	0	0	0	0	0	0	0	0	0	0	0	0	0	679,700	0
asphalt seal coat-street phase 3	0	0	52,419	0	0	0	0	58,990	0	0	0	0	66,385	0	0
asphalt overlay-street phase 3	0	0	0	0	0	0	0	0	0	0	0	663,834	0	0	0
asphalt seal coat-street phase 4	0	51,195	0	0	0	0	57,613	0	0	0	0	64,835	0	0	0
asphalt overlay-street phase 4	0	0	0	0	0	0	0	0	0	0	0	648,339	0	0	0
asphalt seal coat-street phase 5	50,000	0	0	0	0	56,268	0	0	0	0	63,322	0	0	0	0
asphalt overlay-street phase 5	0	0	0	0	0	0	0	0	0	0	633,205	0	0	0	0
driveway swales	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
irrigation controller	65,960	0	0	0	0	74,228	0	0	0	0	83,532	0	0	0	0
below grade irrigation lines	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

EXHIBIT B

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**BOARD OF DIRECTORS**

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**TO:** BOARD OF DIRECTORS  
**FROM:** PHYSICAL PROPERTIES COMMITTEE  
**SUBJECT:** CLUBHOUSE TWO HEAT PUMPS  
**DATE:** MARCH 30, 2016  
**CC:** FILE

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Two heat pumps, units #1 and #9, at Clubhouse 2 have non repairable compressors and are now considered beyond repair. The Physical Property Department sent out an RFP to three (3) contractors:

Alpine Heating and Air	\$	10,800
Greenwood Heating and Air	\$	12,000
Associated Heating and Air (one unit only)	\$	8,728

It was the unanimous decision of the PPC at its April 6, 2016 meeting to recommend the Board award a contract to Alpine Heating and Air for a cost not to exceed \$10,800 (See Exhibit A). A request was sent to the Finance Committee (FC) to review funding for this project, at their meeting on April 19, 2016. The FC, reviewed the request and determined adequate funds exist within the GRF Reserves for this replacement. (See Exhibit B)

I MOVE to award a contract to replace two (2) heat pumps, units #1 and #9, at Clubhouse 2 asset ID #0403 and #0404, to Alpine Heating and Air for a cost not to exceed \$10,800, with funding from Reserves and authorize the President to sign the contract.

**RESOLUTION/MOTION ACTION RECORD****04261610.c.iii.**

Resolution Type: Approve contract Pertaining to: Replacement Heat Pumps, Clubhouse Two

Duly adopted at a meeting of the Board of Directors held: **04.26.16**

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

Cost Center \_\_\_\_\_ Capital \_\_\_\_\_ Operational \_\_\_\_\_ Reserves \_\_\_\_\_

<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"/>
Director Leah Perrotti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Richard Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Paul Pratt	<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"/>
Treasurer Linda Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secretary 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 Mary Wood	<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 Marjorie Dodero	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Mary Greer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice President Carole Damoci	<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 Phil Friedman	<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)

# ALPINE HEATING AND AIR CONDITIONING

3020 OLD RANCH PARKWAY SUITE 300  
SEAL BEACH CA 90740

PHONE - (714) 901-0552  
FAX - (714) 280-1651

## PROPOSAL

NAME:	Golden Rain Foundation	DATE:	9/21/15
		PHONE:	
ADDRESS:	Clubhouse #2 units 1 and 9	JOB NUMBER:	
		JOB NAME:	
		JOB SITE ADDRESS:	
CITY:	Seal Beach Leisure World	FAX PHONE:	
STATE:	Ca	ATTENTION:	George
ZIP CODE:	90740	JOB TYPE:	Fuitsu
ESTIMATE BY:	Brian Fuehrer		

WE HEREBY SUBMIT SPECIFICATIONS AND ESTIMATES FOR:

Install two new Fujitsu units. Model number AOU36RLX (outdoor) and ABU36RSLX (indoor)  
Replace both thermostats.  
Price includes the complete installation of the equipment to the existing plumbing and electric provided.

PRICE FOR ABOVE SPECIFICATIONS

\$10800.00

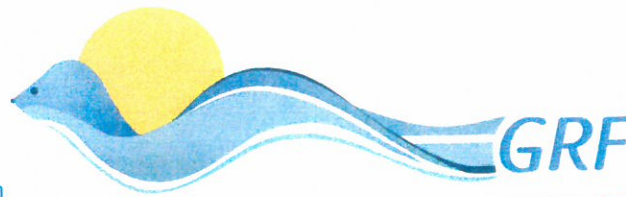
TERMS:  
ACCEPTANCE OF PROPOSAL. THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE HEREBY ACCEPTED.  
YOU ARE HEREBY AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS SPECIFIED ABOVE.  
IF PAYMENT IS NOT MADE, ALPINE HEATING AND AIR CONDITIONING RESERVES THE OWNERSHIP AND TITLE ON A/C EQUIPMENT AND MAY REMOVE AT OWNERS  
EXPENSE  
SIGNATURE IS NOT REQUIRED IF CONTRACT IS ISSUED, HOWEVER, THIS PROPOSAL INTENT IS TO BE PART OF THE CONTRACT

SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_



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**BOARD ACTION REQUEST**

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**TO:** BOARD OF DIRECTORS  
**FROM:** SECURITY, BUS AND TRAFFIC COMMITTEE  
**SUBJECT:** ADOPTION OF COMMITTEE MINIBUS SERVICE RECOMMENDATIONS  
**DATE:** APRIL 26, 2016  
**CC:** FILE

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At the regularly scheduled meeting of the Security, Bus and Traffic Committee (SB&T), on April 13, 2016, the Committee received a summary from the SB&T sub-committee on the study of Leisure World Minibus services, enhancement of transportation services within the Leisure World community and to nearby local shopping and entertainment areas and proposed Phase One recommendations. The sub-committee recommended approval of the modifications to the Golden Rain Foundation (GRF) Board of Directors (BOD), effective July 1, 2016.

A cost analysis of the existing fixed route services and the proposed modification to the fixed route services was presented by the sub-committee and staff. The cost projections including labor, fuel and maintenance expenses, along with the projected additional costs included for the additional Long Beach Market Place service and on-call Sunday morning service, is a net savings projection of \$6,324.00.

At the April 13, 2016 meeting of the Security, Bus and Traffic Committee, the Committee duly moved and approved to recommend the enhancements to the GRF BOD.

I MOVE to recommend the GRF BOD approve the modifications to the Golden Rain Foundation Minibus services, effective July 1, 2016, as follows:

- 1) In order to increase efficiency and reduce passenger waiting times, a minor route modification to all weekday peak-hour routes will be made by creating a double-loop (hub) system that will allow passengers more frequent access to transfer points thus reducing many passenger's waiting and ride times.
- 2) The Amphitheater (eastside) shelter area, in addition to the Health Care Center, will serve as a transition hub for the weekday fixed, peak-hour routes. This designated stop will help mitigate the potential growth in passenger load as ridership increases, providing more seating and shelter and by reducing vehicle congestion.
- 3) Modify (reduce) off-peak service hours on all scheduled daily, weekend and holiday fixed routes.

- 4) Modify (reduce) the off-peak service hours in the winter months by one additional hour to better reflect passenger service demand. Winter service hours will coincide with the change in time from daylight savings time to standard time.
- 5) Add a four and one-half (4½) hour Sunday morning, on-call, activity/church bus service to better service the peak demand hours on Sunday mornings.
- 6) Add an additional Long Beach Market Place (Trader Joe's)/Denny's route on Mondays (9:30 am – 1:30m pm) to provide an expansion of service due to increased demand and ridership on the existing Wednesday service.
- 7) Expand the Long Beach Market Place (Trader Joe) service route to include the Marina Pacific Mall (by request).

# RESOLUTION/MOTION ACTION RECORD

04261610.d.i.

Resolution Type: Approve funding      Pertaining to: Minibus air-conditioning and window tinting  
 Duly adopted at a meeting of the Board of Directors held: **04/26/16**

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"/>
Director Leah Perrotti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Richard Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Paul Pratt	<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"/>
Treasurer Linda Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secretary 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 Mary Wood	<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 Marjorie Dodero	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Mary Greer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice President Carole Damoci	<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 Phil Friedman	<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)

# FIXED INSIDE ROUTE COMPARISION

## DAILY, WEEKEND, & HOLIDAY FIXED ROUTE MINI-BUS SERVICE

### DAILY ROUTES

### CURRENT M-F Hours

### PROPOSED M-F Hours

Weekday Morning Service

Fixed 7:30 AM - 8:35 PM

On-call AM 7:45 AM - 8:35 PM

Weekday Route Bus "B"

Fixed 8:36 AM - 4:53 PM

Double Loop 8:36 AM - 4:10 PM

Weekday Route Bus "C"

Fixed 8:45 AM - 4:20 PM

Double Loop 8:45 AM - 3:55 PM

Weekday Route Bus "A"

Fixed 9:00 AM - 4:35 PM

Double Loop 9:00 AM - 4:00 PM

Weekday Route Bus "D"

Fixed 9:10 AM - 4:30 PM

Double Loop 9:10 AM - 4:00 PM

Weekday Evening Service

Fixed 5:10 AM - 7:16 PM

Fixed PM Loop 4:15 PM - 4:55 PM

On-call Summer 5:10 AM - 6:30 PM

On-call \* Winter 5:00 PM - 5:30 PM

\* Winter Schedule runs from 1<sup>st</sup> Sunday in November to 2<sup>nd</sup> Sunday in March

### WEEKEND & HOLIDAY

### CURRENT

### PROPOSED

Fixed Route Bus "D"

7:00 AM - 8:00 PM

Weekend & Holiday Double Loop: Route "D"

7:45 AM - 5:05 PM

NEW: On-Call - Weekend & Holiday Evening

5:05 PM - 6:30 PM

NEW: On-Call - Sunday Morning

8:30 AM - 12:30 PM

# FIXED ROUTE BUS COSTS

## DAILY, WEEKEND AND HOLIDAY FIXED ROUTE COSTS

### Current Cost

Labor	Hrs / Yr	Cost / Yr
Weekday	9361	\$146,740.00
Weekend	1512	\$23,744.00
<u>Total</u>	10873	<u>\$170,488.00</u>

### Fuel Cost

8603 run hrs X \$4.24 per hr  
\$36,477.00 per year

### Maintenance Cost

P&L 8603 run hrs X \$3.98 per hr  
Total \$34,240.00 per year

Current Total Cost: \$241,205.00

### Proposed Cost

Labor	Hrs / Yr	Cost / Yr
Weekday	8728.5	\$136,825.00
Weekend Sat	630	\$9,875.00
Weekend Sun	882	\$13,826.00
<u>Total</u>	10240.5	<u>\$160,526.00</u>

### Fuel Cost

8090 run hrs X \$4.24 per hr  
\$34,302.00 per year

### Maintenance Cost

P&L 8090 run hrs X \$3.98 per hr  
Total \$32,198.00 per year

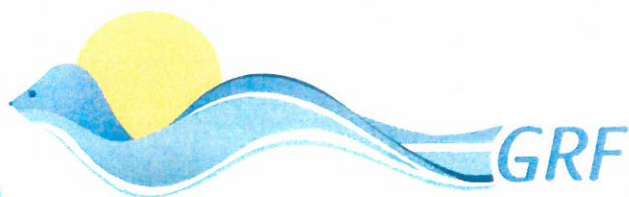
Proposed Total Cost: \$227,026.00

Cost of TRADER JOE Route  
\$151.00 per day / \$7855.00 per year

Current - Total Cost	241,205.00
Proposed - w/ 2 <sup>nd</sup> Trader Joe Day	- <u>234,881.00</u>
Proposed - <u>Net Savings</u>	6,324.00

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**BOARD ACTION REQUEST**

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**TO:** BOARD OF DIRECTORS  
**FROM:** SECURITY, BUS AND TRAFFIC COMMITTEE  
**SUBJECT:** AIR CONDITIONING / WINDOW TINT FOR MINIBUSES  
**DATE:** APRIL 19, 2016  
**CC:** FILE

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On April 13, 2016, at the regularly scheduled Security, Bus and Traffic Committee (SB&T) meeting, the Transportation Department presented a request to the Committee for the purchase of five (5) transit style air conditioning (A/C) units to be installed on four (4) Golden Rain Foundation (GRF) 2006 model year Minibuses and on one (1) GRF 2000 model year Access Minibus. The Transportation Department reported that six (6) different vendors were contacted for the purpose of securing a quote for the air conditioning installations. One vendor, PROAIR, LLC, returned a timely and a complete quote, in the amount of \$4,325.00 (plus tax on material and parts). Two vendors, Trans/Air and California Transport Refrigeration, returned quotes that were incomplete. Other contacted vendors did not respond with price quotes.

During the presentation by the Transportation Department, the Committee members discussed adding additional tinting to the bus windows on all the Minibuses. After input and discussion from the SB&T members, the Committee moved, by unanimous vote, to approve a motion to recommend to the GRF Board the purchase and installation of transit A/C systems for five (5) Minibuses and the purchase and installation of window tinting on all Minibuses, for an amount not to exceed \$30,000.00.

The recommendation by the SB&T Committee is an unfunded capital expense. At the Finance Committee meeting on April 19, 2016, the Committee determined adequate funds exist within the GRF Reserves for purchase.

I MOVE to approve the purchase and installation of transit A/C systems for five (5) Minibuses from PROAIR, LLC and the purchase and installation of window tinting on all Minibuses, for an amount not to exceed \$30,000.00, from Capital funds.

**RESOLUTION/MOTION ACTION RECORD****04261610.d.ii.**

Resolution Type: Approve funding      Pertaining to: Minibus air-conditioning and window tinting  
Duly adopted at a meeting of the Board of Directors held: **04/26/16**

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"/>
Director Leah Perrotti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Richard Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Paul Pratt	<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"/>
Treasurer Linda Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secretary 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 Mary Wood	<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 Marjorie Dodero	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Mary Greer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice President Carole Damoci	<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 Phil Friedman	<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)



<b>DATE</b>	4-12-16	<b>QUOTE #</b>	41216	<b>REVISION #</b>	
<b>EXPIRY</b>		<b>LAST REVISION SENT</b>		<b>PROJECT</b>	EZ-5/CS-3/Tie in
<b>NOTABLE CHANGES</b>					

BILL TO	SHIP TO	SALES REPRESENTATIVE
Golden Rain Foundation		Rick Eyer 909-930-6224 Office 909-930-6226 Fax rick.eyer@proairllc.com

PRO AIR #	CUSTOMER #	DESCRIPTION	PRICE	Qty Required	LEAD- TIME (weeks)
200-25G		EZ-5 Evaporator Rear mount		1	2
301-028		CS-3 Condenser skirt mount		1	2
TBD		Install kit		1	2
2041496		Compressor		1	2
LABOR		Installation			
		Total	\$4,325.00		

CONDITIONS OF SALE				
CURRENCY	PAYMENT TERMS	WARRANTY	FREIGHT	INCOTERMS
USD	TBD	2 Year	F.O.B Rancho Cucamonga Ca.	

## NOTES

Plus Taxes

<b>QUOTE PREPARED BY:</b>	<b>QUOTE APPROVED BY:</b>
	Jeff Armstead – National Sales Manager

Unless otherwise agreed upon in writing by an authorized ProAir representative, the following conditions apply:  
 All pricing will be honored on orders placed within 90 days of the date on the quote • All quotes older than 90 days must be verified prior to placing an order  
 Orders are subject to the ProAir terms & conditions • Warranty & returns are subject to the ProAir standard policy  
 Lead-times are standard lead-times ARO and do not include transit time • Quoted prices does not include duties, taxes or other costs

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## BOARD ACTION REQUEST

**TO:** BOARD OF DIRECTORS  
**FROM:** RANDY ANKENY, EXECUTIVE DIRECTOR  
**SUBJECT:** NON-BUDGETED OPERATIONAL FUNDING, SATELLITE SECURITY OFFICE  
**DATE:** APRIL 11, 2016  
**CC:** FILE

Per general discussions held, there is a clear need to establish a satellite Security Office. The proposed office would be within space available in Building 5 and provide the following:

- Process vehicle IDs
- Process guest passes
- Security Administration
- Security Chief's Office

The proposed addition would require:

- Addition of cubicle style office partitions and work stations
- Computers and associated systems
- Painting of the area
- Cleaning of the carpeting
- Replacement of the window tinting
- All labour by in-house staff (excluding carpet cleaning and window tinting)

Item	Cost	GL	Line Description	CC
Work Stations and Partitions	\$5,103	6410005	Building Supplies	37
Chairs ( 4@\$150 + Tax)	\$648	6410005	Building Supplies	37
Replace window film	\$500	6471000	Building R&M	55
Computers	\$2,300	6410015	Computer Supplies	37
Surveillance (monitors and equipment)	\$750	6410015	Computer Supplies	37
Paint (materials only)	\$100	6471000	Building R&M	55
Miscellaneous	\$500	6471000	Building R&M	55
<b>Total</b>	<b>\$9,901</b>			

Labour, painting and general installations are estimated at 12 hours (\$468)

Total Project Cost (Labour and Materials) \$10,369.

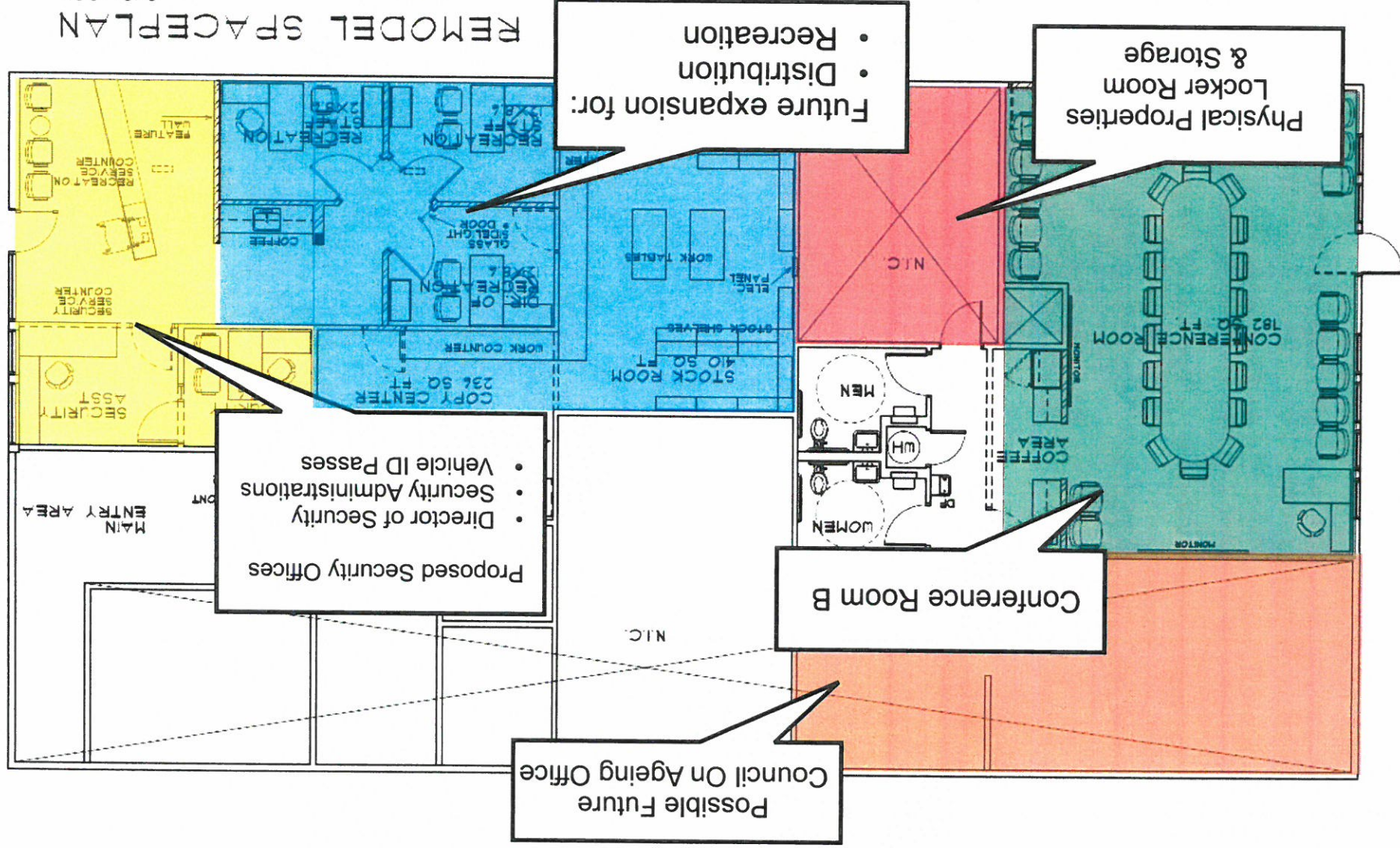
At the April 19, 2016 meeting of the Finance Committee, the Committee, upon review of the first quarter financials, determined GRF is in strong financial health and duly moved and approved non-budgeted funds are available.

I move to approve non-budgeted operational funds for the installation of a satellite Security office within Building 5 and authorize the Executive Director to institute the required purchases in an amount not to exceed \$10,369.



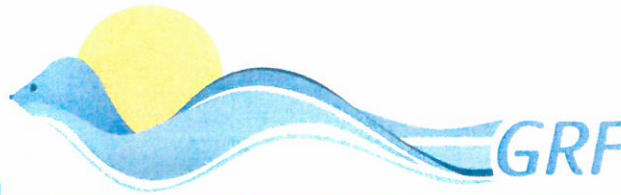
# Building 5

REMODEL SPACEPLAN  
2/26/2016



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**COMMITTEE ACTION REQUEST**

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**TO:** BOARD OF DIRECTORS  
**FROM:** SECURITY, BUS, AND TRAFFIC COMMITTEE  
**SUBJECT:** REPLACEMENT OF EMERGENCY GENERATOR AT MAIN GATE FACILITY  
**DATE:** APRIL 26, 2016  
**CC:** FILE

---

The Security Department's emergency generator and transfer switch at the Main Gate provides emergency power to maintain the department's phones, office lights, computers, and exterior entrance/exit lights operational. In late February of this year, the generator suffered a catastrophic failure and caught fire.

Staff contacted three (3) vendors and requested a proposal for the purchase of a similar generator (Generac 16kW), installation, and programming. Staff received the following quotes from three (3) vendors:

Duthie Power Service	\$31,915.00
Schlick Services Inc.	\$5,996.50
California Generator	\$1,670.00 (Installation only & tax)

Staff also contacted three (3) vendors and requested quotes for the purchase of the generator only to determine the viability of the California Generator quote and received the following:

Norwall	\$3,823.90
Northern Tools	\$4,025.16 (\$3,825 with discount card)
Lowes	\$4,102.92

The quote received from California Generator, plus the cost of the generator purchased from Northern Tools, would come to a total cost of \$5,495.16. The replacement of the emergency generator was unforeseen and is a non-budgeted expense for this budget year.

On April 13, 2016, the Security, Bus, and Traffic Committee reviewed this information and approved the purchase of a replacement generator from Northern Tools and installation by California Generator, at a cost not to exceed \$6,000.00 a request for funding from the Reserve Account was forwarded to the Finance Committee for consideration.

On April 19, 2016, the Finance Committee approved funding for the project, from the Reserve Account, for an amount not to exceed \$6,000.00.

I MOVE to approve the purchase of a replacement generator from Northern Tools and installation by California Generator, in the amount of \$6,000.00, from the Reserve Account and authorize the President to sign the applicable contracts.

**RESOLUTION/MOTION ACTION RECORD****04261610.d.iv.**

Resolution Type: Approve funding    Pertaining to: Replacement Security Department generator  
Duly adopted at a meeting of the Board of Directors held: **04/26/16**

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"/>
Director Leah Perrotti	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Richard Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Paul Pratt	<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"/>
Treasurer Linda Stone	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Secretary 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 Mary Wood	<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 Marjorie Dodero	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Director Mary Greer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Vice President Carole Damoci	<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 Phil Friedman	<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)



2335 E. Cherry Industrial Circle  
Long Beach, CA 90805  
Ph: 562-790-1772 Fax: 562-790-8230

**Date:** March 9, 2016

**To:** Golden Rain Foundation Seal Beach

**Attn:** Jaime Guerrero

**Reference:** BUDGET PRICE Remove and Replace generator for Leisure World Seal Beach.

Thank you for your inquiry. We are pleased to offer BUDGET PRICING of the following project

Standard installation, normal working hours

To include:

- Provide all required labor and equipment for removal of existing generator and installation of new customer generator using existing electrical.
- Provide anchoring
- Does not include engineered drawings.

#### EQUIPMENT

##### QTY 1 - 20kW

Model 20kW  
Air-Cooled  
home Standby  
(LPG/NG)  
20/18 kW  
steel enclosure  
delivery  
startup included

**20kW Generator and Installation price as Budget estimate: \$31,915.00**

#### NOTES:

Plan check, permits and inspections are NOT included.

O & M's, training, warranty are included.

**SALES TAX IS NOT INCLUDED**



# CALIFORNIA GENERATOR

License #: 873221

## SERVICE / REPAIR QUOTATION

March 7, 2016

ATT: Grant Winford / Golden Rain Foundation  
TEL: (562) 431-6586 ext. 372  
EMAIL: [grantw@lwsb.com](mailto:grantw@lwsb.com)

JOB SITE: Leisure World, Seal Beach  
EQUIP: Generac 16kW – 22kW Air Cooled Generator  
PROJECT: Replace Existing Generac 17kW Generator.

Here is our price to replace your existing Generac 17kW generator a new, Generac like make /model generator that is to be provided by others.

Price includes removal of existing generator, preparation of area, and installation of new unit. Anchor new unit to existing concrete pad using new anchors. Plumb existing natural gas to new unit using new flex-line if provided and additional new plumbing as required. Wire new generator to existing wire and conduit including the addition of a 120VAC (T-1) circuit from the generator control to the existing Transfer Switch. This T-1 circuit is required for the newer control systems built-in battery trickle charger. After completion of the installation, a startup and test using building load will be performed and warranty activation completed. The existing 17kW generator will be left at location per your request.

Total Price for 16kW Unit: \$1,670.00 (including tax)

Replacement of the existing 17kW generator with the 20kW or 22kW would require the installation of a new main circuit wire and conduit run for the higher amperage generator breaker. The existing wire and conduit will be utilized for the system control wires that are preferred in a separate conduit for the larger models. *NOTE: installing the 20 or 22kW may require reworking of the gas supply line, not included in this quote.*

Total Price for 20 or 22kW Unit: \$3,340.00 (including tax)

- This quote is good for 30 days. All parts carry a 90 day warranty.
- Additional service / repairs may be needed and will not be performed without prior authorization.

Thank you for giving us this opportunity to service your equipment needs. If you have any questions or concerns, please don't hesitate to call me.

Bill Burke  
Cell: (909) 260-2601

Approved By: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

**P.O. Box #9524 • Alta Loma, CA 91701**  
**Tel: (909) 260-4217 • Email: [bill@californiagenerator.com](mailto:bill@californiagenerator.com)**

# Schlick Services, Inc.

P.O.Box 6829  
Santa Ana, CA 92706  
714-541-6292  
Fax 714-541-6293

## Estimate

Date	Estimate #
3/8/2016	002493



Leisure World, Seal Beach  
Golden Rain Foundation  
Mutual #  
P.O. Box 2069  
SEAL BEACH, CA 90740

W.O. #	Attention	Fax #	Page #	Gate...	Key #	KS/KS
	jaime G	562-431-5316	796 H-7			
DESCRIPTION					Total	
<p>LOCATION : Security Building .</p> <p>RE: Replace back -up generator request.</p> <p>OPTION #1 - Replace " LIKE FOR LIKE " 17 KW MO # 6248 Guardian Generac. COST \$5996.70</p> <p>OPTION #2 - Upgrade to a 22 KW MO 6551 Guardian Generac COST \$6661.50</p> <p>SCOPE OF WORK</p> <p>A) Remove and replace generator.</p> <p>B) Tie into existing transfer switch.</p> <p>C) Install new battery and perform start-up punch list.</p> <p>D) Start -up and confirm power connection by pass.</p> <p>E) Clean up and remove original generator.</p> <p>** This proposal does not include the following : Drawings, engineering, permits and/or related fees.</p> <p>NOTE: There may be additional work required to complete the project that is not visible before repairs are started. Any extra material or labor will be billed on a time and material basis.</p>					0.00	
<p>Terms and conditions of acceptance: This document becomes a binding contract.</p> <p>Proposal void after 60 days. Terms of payment: 30 days unless otherwise stipulated on this form.</p> <p>Liability is limited to the amount stated on the approved contract. Interest of 1.5% per month after 30 days.</p> <p>Contractor's License #BC-10 HIC 753-406</p>						
Authorized Signature _____ Date ____/____/____				Total	\$0.00	

# Your Shopping Cart

NORWALL [AZ]

The contents of your shopping cart have been updated.

Cart Items	Qty	Item Price	Item Total
 <b>Generac Guardian 16kW Standby</b> Generator NG/LP Single Phase Steel Pre Packaged with 200 Amp Service Rated ATS   6462 Leaves Warehouse In 1-2 Days	1 ▾ Remove	\$3,727.00 Discount -\$186.35	<b>\$3,540.65</b> <i>1-2 days w/ tax</i>
 Generac Cold Weather Kit fits Air Cooled 8 - 22kW Standby Generators   6212 Leaves Warehouse In 1-2 Days	1	FREE	<b>FREE</b>
You have Received 1 Generac Cold Weather Kit fits Air Cooled 8 - 22kW Standby Generators   6212 for FREE			

Subtotal: **\$3,727.00**

Discount Total: **-\$186.35**

**Estimate Shipping & Tax**

Grand Total: **\$3,540.65**

**i** We currently only ship product to a physical address within the United States. A physical address is required, no PO Box address will be accepted.

 Update Quantity

PROCEED TO SECURE  
**CHECKOUT**



Click here to keep shopping in Standby Generators

# NORTHERN TOOL

Cart 1. Address 2. Shipping 3. Payment

## Choose Payment Method + Place Order

Gift / Rewards Card  

Credit / Debit Card     

Select 

Card Number

Security Code



Expiration Date

MM  YYYY 

PayPal 

I was helped by a Sales Associate

Gift Invoice

PO#

Product Total \$3,727.00  
Shipping w/out Lift Gate \$0.00  
Tax \$0.00  
Order Total **\$3,727.00**

Place Order

**- 200.00 \***

**3527.00**

\* GIFT  
CARD  
CREDIT

\$  
VISA

### Billing Address

Grant Winford  
Golden Rain Foundation  
1280 Golden Rain Road PO  
Box 3519  
Seal Beach, CA 90740  
(562) 431-6586  
grantw@lwsb.com

Edit

### Shipping Address

Grant Winford  
Golden Rain Foundation  
2601 Westminster Ave.  
Seal Beach, CA 90740  
5624316586  
grantw@lwsb.com

Edit or Add New

### Shipping Method

FREE SHIPPING  
w/out Lift Gate Service  
Total Weight: 556 lbs

Change

### Ships from Manufacturer

Delivery Estimate

Qty

Price

FREE SHIPPING — Generac  
Guardian Air-Cooled Standby  
Generator — **16kW (LP)/16kW**  
**(NG), 200 Amp Service-Rated**  
Automatic Transfer Switch, Model#  
6462

Tue, Mar 22 - Thu, Mar 24

Factory Shipped

1

**\$3,727.00**

Item# 45331

Edit Cart

Customer Help Info

Ordering + Payment

Order By Phone

1-800-221-0516

24 hours, 7 days

Customer Care

1-800-222-5381

Shop With Confidence

 Chat

Your Store  
Central Long Beach, CA

Your Store: Long Beach, CA

LOWES

**Generac Centurion 16000-Watt  
(LP)/16000-Watt (NG) Standby  
Generator with Automatic Transfer  
Switch**

Item #: 494335 | Model #: 6257

**\$3,799.00**

+ TAX \$410.00

Get 5%\* Off Every Day or Special Financing\*\*  
Minimum Purchase Required

**FREE  
Store Pickup**

Your order will be ready for pickup from  
Lowe's Of Central Long Beach, CA  
by 03/23/2016.

**Lowe's Truck Delivery**

Your order will be ready for delivery to  
you from Lowe's Of Central Long  
Beach, CA by 03/23/2016.

**Parcel Shipping**

Unavailable for This Order

Sent by carriers like UPS  
FedEx, USPS, etc.



Lifestyle/in-use image: accessories not included



**Generac Centurion 16000-Watt  
(LP)/16000-Watt (NG)  
Standby Generator  
with Automatic  
Transfer Switch** **\$3,799.00**

Facebook

Pinterest

Twitter

Google+

Email

**Description**

Centurion 16000-Watt (LP)/16000-Watt (NG) Standby Generator with Automatic Transfer Switch

- Up to whole house protection with the 200-amp, NEMA 3R (aluminum outdoor enclosure) smart switch
- Generac's OHVI® engine is purpose-built to run dependably for extended periods, delivering power when you need it most
- Evolution digital controller provides a user-friendly LED display and controls for programmable diagnostics and information at-a-glance
- TruePower technology provides clean, smooth operation of sensitive electronics and appliances
- External main circuit breaker with system status and maintenance interval LED indicator lights offer an easy way to see generator status without opening the enclosure
- Mobile Link™ compatible, so you can add the Mobile Link™ wireless remote monitoring system and receive status updates using your computer, tablet, or smart phone - giving you peace of mind, even when you're away
- Our durable powder-coat finish helps make the sturdy, Galvalume steel enclosure perfect for all weather conditions and able to withstand 150 mph winds
- Consumer-friendly customer care hours to answer calls about the product
- 5-year limited warranty

**Specifications**

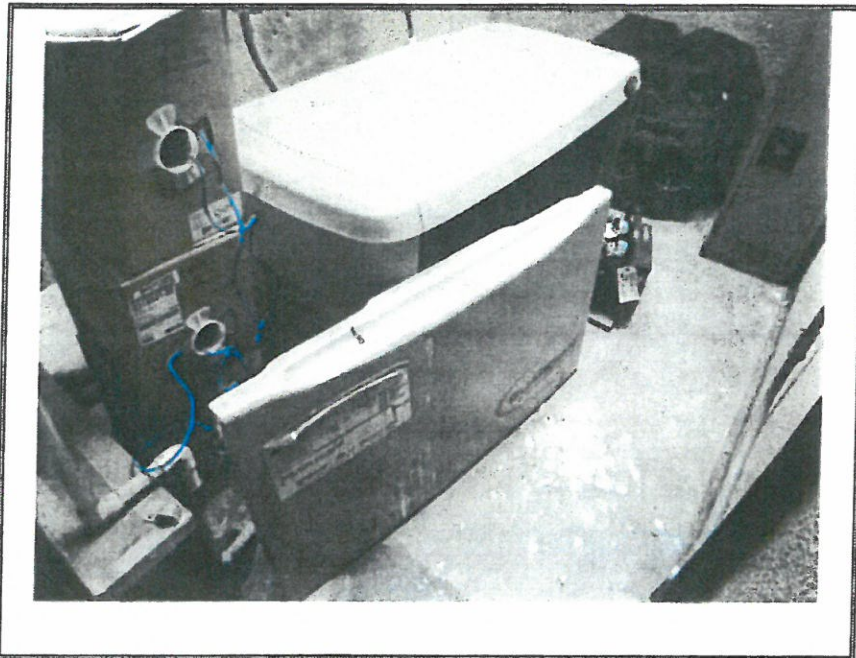
Fuel Type	Liquid propane or natural gas	Overload Protection	Yes
		Automatic Voltage Regulation	Yes
		Circuits Protected	Whole house
Running Watt Range	15100 to 17000	Total Harmonic Distortion	<5%
		Warranty	5-year limited



**CATEGORY:** MECHANICAL

**COMPONENT(S):** ELECTRICAL GENERATOR-OVERHAUL

**ID#(S)** 0406



**ELECTRICAL GENERATOR-OVERHAUL (TYPICAL)**

**OBSERVATIONS:** *This component includes a gas powered electric generator. Its purpose is to provide electricity in the event of a power outage. It appeared to be in average condition, however, due for overhaul. As the generator would tend to be seldom used (i.e. typically operate only in emergency situations), complete replacement would not likely be required for at least 30 years (i.e. beyond the scope of this projection). The average component cost provides for an overhaul of the generator on a 10-year basis.*

<b>TYPICAL USEFUL LIFE:</b>	10 YEAR(S)
<b>ESTIMATED REMAINING LIFE:</b>	5 YEAR(S)
<b>AVERAGE COMPONENT COST (PRESENT):</b>	\$ 2,750
<b>ESTIMATED COST OF IMMEDIATE CORRECTION(S):</b>	\$ 0

**TO PROTECT YOUR INVESTMENT:** *The generator should be tested on at least an annual basis to ensure its operation. It is suggested that a maintenance contract be obtained with the appropriate specialist.*