



STRATEGIC PLANNING AD HOC COMMITTEE MINUTES
Tuesday, December 6, 2016

The meeting of the Strategic Planning Ad Hoc Committee was held on Tuesday, December 6, 2016. The meeting was called to order at 1:00 p.m., by Chair Stone, in Conference Room B, followed by the Pledge of Allegiance.

ROLL CALL

	Ms. L. Stone, Chair	Ms. L. Perrotti
	Mr. P. Hood	Mr. P. Pratt
	Ms. S. Hopewell	Mrs. C. Damoci, Ex-Officio
Present:	Mr. B. Lukoff	
Absent:	Ms. K. Rapp, Vice-Chair	
Staff and	Hon. S. Massa-Lavitt, Mayor of Seal Beach	
Guests:	Mr. R. Ms. P. Snowden, GRF Representative, Mutual Two	
	Ms. J. Reed, GRF Representative, Mutual Four	
	Ms. H. Tran, GRF Representative, Mutual Fifteen	
	Mr. P. Moore, GRF Representative, Mutual Seventeen	
	Mr. R. Ankeny, Executive Director	
	Ms. K. Lukina, Recording Secretary	
	Five Shareholders/Members	

CHAIR'S ANNOUNCEMENTS

Chair Stone welcomed Committee members, and also recognized the attendees GRF President Carole Damoci, Executive Director Randy Ankeny, and Recording Secretary Katya Lukina.

By unanimous consent, the Chair declared the reading of the quorum notification be dispensed with.

In accordance with California Civil Code Section 4090, please be advised that a quorum of the GRF Board of Directors is present at today's posted meeting. The business of the Strategic Planning Ad Hoc Committee will be conducted in accordance with the agenda. As a quorum of the Board is present, this meeting will be conducted as a committee

meeting, and as a Board meeting. The agenda actions of the committee will be limited only to the members of the committee and will only constitute such actions in accordance with stated committee policy and/or provide recommendations to the GRF Board of Directors at its regular Board meeting on the 4th Tuesday of the month. GRF Board members who are not committee members will be allowed to comment when recognized by the Chair and only during the proscribed Foundation member/shareholder comment period, not to exceed three minutes, as set forth in Policy 5610, Participation by Foundation Members/Shareholders. The minutes of today's Board meeting will be presented to the Board for approval following the approval of the committee meeting minutes in January.

APPROVAL OF MINUTES

Minutes of November 1, 2016 were accepted, as presented.

SHAREHOLDER/ MEMBER COMMENTS

One Shareholder/ Member spoke on the item pertaining to the Committee's area of purview.

OLD BUSINESS

(Re-branding) Community Marketing

After a brief discussion, it was the consensus of the Committee to dismiss this topic.

Ten-year Plan

The Committee reviewed 2016-2017 projects of the Ten-year Plan, and made a few amendments including:

- Moving Service Maintenance (replacement of storage racks) project under 2016 Reserve Funding from 2016 Capital Funding;
- Moving Service Maintenance/ Purchasing (insulate purchasing building) project under 2016 Capital Funding from 2016 Reserve Funding;
- Reallocating phases I-IV of the Paving Project;
- Revising Clubhouse Four renovations (Reserve Funding), and Clubhouse Two interior improvements (Capital and Reserve Funding);
- Adding the Multipurpose Court project to 2017 Capital Funding;
- Postponing Building Five project (relocation of Recreation offices to the first floor, addition of the Purchasing Sales Center) to the second quarter of 2017.

Year 2016							
Reserve Funding	Projects	Approx. Funding \$		Beg. Time (in quarters)			
		Req. Funding \$	\$889,000.00	1	2	3	4
		Streets Phase I	\$600,000.00	X			
		Service Maintenance/ Purchasing	\$50,000.00	X			
		Replace service maintenance woodshop					
		Replace equipment					
		Replace dust extraction system					
		Replace work tables					
		Service Maintenance (Capital and/or Reserve projects)	\$15,000	X			
		Replacement of storage racks					
Capital Funding	Projects	Approx. Funding \$		Beg. Time (in quarters)			
		Req. Funding \$	\$180,000.00	1	2	3	4
		1.8 Acre	\$20,000.00				
		Area for club use (Annual lease) for servicing of shareholders golf carts					
		Addition of a concrete pad					
		Awning, Electrical, Storage shed					
		Service Maintenance/ Purchasing	\$25,000.00				
		Insulate Purchasing building (spray foam)					
		File Storage (Capital and/or Reserve projects)	\$35,000.00				
		Administration "Vault" new file storage					
		Administration Building (1st floor - Finance and Stock Transfer office) (Capital and/or Reserve projects)	\$100,000.00				
		Carpet, Paint, Lighting, Replacement of work stations,					
		New service counters (ADA friendly)					

Year 2017							
Reserve Funding	Projects	Approx. Funding \$	\$1,150,000.00	Beg. Time (in quarters)			
		Req. Funding \$	\$1,229,000.00	1	2	3	4
		Streets Phase II	\$600,000.00			X	
		Main Gate Entrance	\$229,000.00		X		
		Hardscape, Landscape, Fountain, Signage					
		Clubhouse Two	\$400,000			X	
		Lobby, Stage (repair existing), Restrooms, Multi-use Rooms, Parking, Exterior Paint, General Area, Kitchen, Wood shop, Roof, Shuffle Board Pavilion, Landscape, Flooring					
Capital Funding	Projects	Approx. Funding \$	\$300,000.00	Beg. Time (in quarters)			
		Req. Funding \$	\$375,000.00	1	2	3	4
		Clubhouse Two (Needed Interior Improvements)	\$100,000.00			X	
		Storage cabinets, Stage, Curtains					
		Clubhouse Six	\$25,000.00	X			
		Air walls					
		Multipurpose Court	\$250,000.00			X (end)	
		Building Five (Capital and/or Reserve projects)	\$55,000.00 (total)	To be completed at a later time			
		Relocate Recreation offices (1st floor)	\$30,000.00				
		Add a Purchasing Sales Center	\$25,000.00				

Year 2018								
Reserve Funding	Approx. Funding \$		\$1,200,000.00	Beg. Time (in quarters)				
	Req. Funding \$		\$1,055,000.00	1	2	3	4	
	Projects	Streets Phase III	\$500,000.00					
		Service Maintenance/ Purchasing (Capital and/or Reserve projects) Relocate underground fuel storage tanks	\$150,000.00					
		Amphitheater Stage, Lights, Sound, Restrooms, Blast door, Seating	\$200,000					
		News Building News offices, Break room, Roof, ITS offices, HR storage, Paint	\$50,000.00					
		North Gate Building	\$50,000.00					
		Clubhouse Five Physical Property office (small conf. room, break room), Security office, Conf. room B, Meeting room, Storage, Patio, Landscape, Recreation Office, Restrooms (1st & 2nd floors), Café, Council on Aging, Elevator, Parking	\$55,000.00					
		IT Server (1st floor Finance & Stock Transfer Office) (Capital and/or Reserve projects) Replace back-up server	\$50,000.00					
Capital Funding	Approx. Funding \$		\$300,000.00	Beg. Time (in quarters)				
	Req. Funding \$		\$275,000.00	1	2	3	4	
	Projects	Main Gate Building Security offices, Restrooms, Roof	\$125,000.00					
		Amphitheater Lighting Sound Curtains	\$150,000.00					

Year 2019								
Reserve Funding	Approx. Funding \$		\$1,200,000.00	Beg. Time (in quarters)				
	Req. Funding \$		\$950,000.00	1	2	3	4	
	Projects	Streets Phase IV	\$250,000.00					
		Buses Phase I	\$500,000.00					
		Cushmans Phase I	\$200,000					
Capital Funding	Approx. Funding \$		\$300,000.00	Beg. Time (in quarters)				
	Req. Funding \$		\$250,000.00	1	2	3	4	
	Projects	St. Andrews Gate Building	\$50,000.00					
		Computer Lab Based upon available space portable building for a computer lab	\$150,000.00					
		Mini Farms	\$50,000.00					

Year 2020							
Reserve Funding	Approx. Funding \$		\$1,250,000.00	Beg. Time (in quarters)			
	Req. Funding \$		\$950,000.00	1	2	3	4
	Projects	Streets Phase IV	\$250,000.00				
		Cushmans Phase II	\$200,000.00				
		Golf Course Phase I Greens, Fairway, Lake, Landscape general, Trees, Irrigation, Retaining wall, Concrete paths	\$250,000				
		Service Maintenance Office, Locker rooms, Mechanics, Roof, Wood shop, Purchasing Department, General storage	\$125,000.00				
		Administration Stock Transfer office, Mutual Administration office, Conference room A, Break rooms (1st & 2nd floors), Board work room, Patio, Room, Finance office, General Administration office, Restrooms (1st & 2nd floors), Computer server room, Elevator, Parking	\$125,000.00				
	Approx. Funding \$		\$300,000.00	Beg. Time (in quarters)			
Req. Funding \$		\$250,000.00	1	2	3	4	
Capital Funding	Projects	Relocate Golf Starter	\$100,000.00				
		Relocate Golf Starter to parking by Clubhouse One					
		Portable building					
		Walkways					
		Benefit - would help free up parking in Clubhouse Six					
5.5 Acres/ RV Storage		\$150,000.00					

Year 2021							
Reserve Funding	Projects	Approx. Funding \$	\$1,650,000.00 (total)	Beg. Time (in quarters)			
		Req. Funding \$	\$1,325,000.00	1	2	3	4
		Cushmans Phase III	\$200,000.00				
		Golf Course Phase II	\$125,000				
		Greens, Fairway, Lake, Landscape general, Trees, Irrigation, Retaining wall, Concrete paths					
		Buses Phase II	\$300,000.00				
		Three (3) buses					
		Clubhouse Three	\$400,000.00				
		General Purpose Room (small kitchen), Video producers, Patio (front & rear), Roof, Flag veterans monument, Multi-use area, Restrooms, Sewing room, Parking, Exterior paint, Landscape, Elevator, Parking					
Clubhouse Six	\$300,000.00						
Ping pong area, Fitness Center, Restrooms (1st & 2nd floors), Elevator, Parking, Roof, Multi-use rooms, Golden Age Found. Office, CARE apartment, Patio, Landscape							
Capital Funding	Projects	Approx. Funding \$	\$400,000.00	Beg. Time (in quarters)			
		Req. Funding \$		1	2	3	4

Year 2022							
Reserve Funding	Approx. Funding \$		\$1,300,000.00	Beg. Time (in quarters)			
	Req. Funding \$		\$1,050,000.00	1	2	3	4
	Projects	Cushmans Phase IV	\$200,000.00				
		Library Library, Restrooms, Computer stations, Paint (interior \$ exterior) Friends of the library, Patio, Roof	\$250,000				
		Library (Capital and/or Reserve projects) Carpet, Interior lighting, Interior and exterior paint, Replacement of main counter, Tile, Roof	\$100,000.00				
		Pool Locker rooms, Major renovation/ replacement, Pool & spa	\$500,000.00				
Capital Funding	Approx. Funding \$		\$500,000.00	Beg. Time (in quarters)			
	Req. Funding \$		\$500,000.00	1	2	3	4
	Projects	Pool Locker rooms, Major renovation/ replacement, Pool & spa	\$500,000.00				

Year 2023							
Reserve Funding	Approx. Funding \$		\$1,300,000.00	Beg. Time (in quarters)			
	Req. Funding \$		\$900,000.00	1	2	3	4
	Projects	Clubhouse One Lobby, Kitchen, Multi-use rooms, Picnic area, Parking, Exterior paint, General area, Restrooms, Billiard rooms, Shuffle board pavilion, Wood shop, Landscape	\$350,000.00				
		Clubhouse One Needed interior improvements: Dropped ceiling, New wall between lobby and main room, Addition of storage closets, Central HVAC	\$200,000				
		Buses Phase III Two (2) buses	\$200,000.00				
		Fleet Trucks, Van, Forklift	\$150,000.00				
Capital Funding	Approx. Funding \$		\$400,000.00	Beg. Time (in quarters)			
	Req. Funding \$			1	2	3	4
	Projects						

The Committee members came to the consensus of submitting the request to the Board of Directors to approve the funding of the Multipurpose Court Project (2017 Capital) in the amount of \$250,000.00 and provide Mission Landscape Architecture with the initial budget of \$200,000.00 to work on this project.

The Committee members also agreed on reallocating Phases I-IV of the Paving Project, and adding a projection date (in quarters) for the projects to be done in 2016-2017.

The Committee members agreed on postponing Building Five project to the second quarter of 2017, and revising it at a later date, depending on the funds available, and on reviewing Project Plans for the years of 2018-2023 at the next scheduled meeting.

NEW BUSINESS

Future Challenges

Economic Trends, future amenities

The Committee members discussed potential economic trends and challenges that could affect the future of the community from facilities to landscaping, and possibly setting up an account, to be approved by the Board, to address the issues shareholders may face in the future.

The Committee discussed Golden Rain Rd. and St. Andrews Drive in particular, such as replacing the fence with the railing, and improving the landscaping to make it safe and more appealing, which would require a compliance with the City under the established easement. The Committee members also talked of finding the ways to preserve the energy for this community's future population along with resolving parking issues, rising property prices, and the Mutuals management as some of the challenges this Committee might need to deliberate on.

POLICIES

There were no policies to review at the time of the meeting.

STAFF REPORTS

There were no staff reports made at the time of the meeting.

PRESIDENT'S COMMENTS

The President spoke on the items pertaining to the Committee's area of purview throughout the meeting, and of an upcoming RV Lease meeting.

SHAREHOLDERS/ MEMBERS COMMENTS

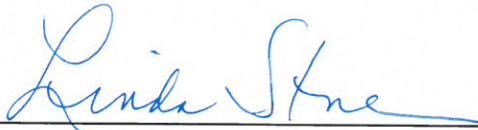
Two shareholders/ members spoke on various items pertaining to the Committee's area of purview.

COMMITTEE MEMBER COMMENTS

Six Committee members spoke on various items pertaining to the Committee's area of purview.

ADJOURNMENT

The Vice-Chair adjourned the meeting at 2:46 p.m.



Linda Stone, Chair
Strategic Planning Ad Hoc Committee
KI 12.06.16

**RECAP OF MOTIONS AND ACTIONS TAKEN AT THE STRATEGIC PLANNING
AD HOC COMMITTEE MEETING ON November 1, 2016**

ACTIONS

- Minutes of November 1, 2016 were approved, as presented.
- It was the consensus of the Committee to dismiss the Re-branding, Community Marketing topic;
- It was the consensus of the Committee to submit the request to the Board of Directors to approve the funding of the Multipurpose Court Project (2017 Capital) in the amount of \$250,000.00 and provide Mission Landscape Architecture with the initial budget of \$200,000.00 to work on this project.

MOTIONS

- The meeting was adjourned at 2:46 p.m.