



RV Lot Ad hoc Committee

Agenda

Administration Conference Room
Wednesday, November 1, 2017
1:00 p.m.

1. Call to Order/Pledge of Allegiance

2. Roll Call/Notice of Quorum

3. Chairs Announcements

- a. Introduction of Guests and Staff:
Linda Stone, GRF President
Randy Ankeny, Executive Director
Terry DeLeon, Recreation Director
Tommy Fileto, Recreation Manager
Howard Carter, RV Lot Attendant
Deanna Bennett, Recording Secretary

- b. Rules of Order

- c. Chairs Report

4. Approval of Minutes (n/a)

5. Shareholder/Member Comments – Agenda Items Only

(Limited to 3 minutes per person)

6. Correspondence (n/a)

7. Unfinished Business (n/a)

8. New Business

- a. Appointment of Committee Vice Chair
- b. General discussion re: development of policies, procedures, RV Lot Rules and review of lot maintenance and lease agreements
- c. Draft Waiting List Procedure/review of current Lease Application
(handouts)

9. Policies

- a. Adopt draft policy Community Operations-RV Lot (pp. 1-5)

10. Staff Reports

11. President's Comments

12. Shareholder/Member Comments

(Limited to 3 minutes per person)

13. Committee Member Comments

14. Next Meeting/Adjournment

- a. **November 8, 2017, 1 p.m., Administration Conference Room**

USE OF COMMUNITY FACILITIES-RECREATIONAL VEHICLE LOT**Recreational Vehicle lot use general conditions**

1. The community recreational vehicle lot and its facilities shall be maintained and preserved for the benefit of all Golden Rain Foundation, (GRF) Members only, in good standing, for the storage of their qualifying recreational vehicles.
2. Qualifying recreational vehicles shall be defined as being: motor homes of all classes, fifth wheels, pop-ups, campers and camping trailers that are self-contained, trailers holding vehicles used for recreation (jet skis, motorcycles, off road vehicles etc.) and boats on trailers. All jet skis, motorcycles, off road vehicles etc. must remain in the trailer at all times. Boat trailers without boats cannot be stored in the lot.
3. Must be operational. Operational is defined as “in use, in working order or ready for use”.
4. Vehicle registration must be current at all times.
 - a. Per Policy 1927.01-30 there is a fifty dollars (\$50.00) fine for an expired or invalid state registration.
5. Vehicle must have current insurance at all times for operation on the highways and additional that provides coverage when the trailer is not connected to the vehicle.
6. All vehicles must be owned by a GRF Member, in good standing, per the terms and condition of the Trust Agreement, GRF Bylaws, Policies, and Mutual Occupancy Agreement and may not be delinquent on any assessments, fees or fines verified by the Stock Transfer office.
7. Must have a valid lot use ID sticker, clearly placed on the vehicle.
8. No Vehicles shall be on a PNO (planned non-operation) status.
9. All of the conditions of the Lease must be followed at all times.

Use of the Facility

1. The Facilities are for parking recreational vehicles in assigned spaces only. The use of an unassigned space is strictly prohibited.
 - a. There is a twenty-five (\$25.00) fine per Policy 1927.01-37 for parking in an assigned parking space.
2. Overnight occupancy of vehicles is prohibited at all times.
3. The principal active user of the recreation vehicle must be the Member Lessee.
4. The Lessee is responsible to keep their space clean and well maintained at all times.

USE OF COMMUNITY FACILITIES-RECREATIONAL VEHICLE LOT

5. The use of the dump station is strictly for the Lessees only and all posted rules for the use of the dump station shall be strictly followed.
6. Electrical re-charging stations use is limited to 24 hours before departure and is strictly for Lessees only.
7. Lessees shall keep their spaces clean and free of debris at all times. Only approved storage containers can be used and no open storage will be allowed. List of approved storage containers can be obtained from the lot attendant.
8. R.V. units listed for sale shall be approved by the Recreation Department and posted on the bulletin board by the R.V. lot entrance. All sales must be by the owner only (for sale by owner). No second party or broker sales will be allowed in the lot.
 - a. There is a twenty-five (\$25.00) fine per Policy 1927.01-37 for having a for sale sign on the vehicle.
9. One vehicle may remain in the Lessee's space, (Only if vehicle has a valid GRF Security issued decal. No passes allowed), when the R.V. is being used on a trip and a pass must be obtained from the lot attendant and posted on the dashboard of the vehicle during the Lessee's trip.
 - a. There is a twenty-five (\$25.00) fine per Policy 1927.01-37 for parking in an assigned parking space.
10. No pets will be allowed on the lot other than to transfer the pet from one vehicle to the other.

Non-Member Guest

1. Guests are permitted on the lot when assisting the Lessee with loading the R.V. in preparation for a trip and the Lessee is responsible for his guest at all times.
2. If the Lessee permits a guest the use of their R.V., the Lessee must be present with his guest at all times within the lot. RV will need to be driven off the lot by owner/Member only.
3. Guests shall not drive or leave their vehicle in the lot at any time.

Gate keys and remotes

1. Keys/remotes are the property of the GRF and are issued upon signing a lease for a space and are issued by the lot attendant.
2. The required deposit for the Key/remote is fifty dollars (\$50.00) and is refundable upon termination of the lease.

USE OF COMMUNITY FACILITIES-RECREATIONAL VEHICLE LOT

3. Only one key/remote will be provided to each Lessee and altering or reprogramming remotes can result in disciplinary action. (What does this mean?)
4. Keys/remote may not be loaned out for unsupervised access to the lot at any time.
5. **No one without a vehicle in the lot shall have a clicker or key. Anyone using same will be removed from the lot, have the clicker and key taken and will no longer be allowed in the lot even as a guest.**

Pedestrian gates

1. The pedestrian gate must be locked immediately after passing through at all times.

Lot safety

1. Speed limit on the lot is (5) miles per hour at all times. Radar patrols will be conducted and monetary fines will be issued.
2. Drivers must observe established roadways. No driving through or across any unoccupied spaces is permitted.
3. Drivers must follow the natural angle of entry and departure to and from their space. Drivers shall not short the acute angle, nor cross lines or marked corners.
4. Damage caused to GRF property or another lessee's property must be reported to the lot attendant immediately, and liability will be assumed by the damaging party. Failure to do so may result in immediate loss of that party's lease and the removal of their vehicle from the lot.

Vehicle identification

1. All vehicles must display a current license at all times and no vehicles shall be allowed to be in a non-operation status with the DMV at any time.
2. The Lessee shall post in or on the vehicle in a visible location their emergency contact information and the lot attendant should be immediately notified of any change of address or phone number.
3. A GRF RV lot decal is required on all vehicles leasing space in the lot.
 - a. There is a twenty dollar (\$20.00) fine per Policy 1927.01-37 for not having a valid GRF issued decal.
4. Any vehicles left in the space when an RV is gone must have a GRF Security issued decal on the windshield.
 - a. There is a twenty-five dollar (\$25.00) fine per Policy 1927.01-37 for parking in an assigned parking space.

Space assignments

1. Only one motorhome, trailer or boat may be parked in a space.

USE OF COMMUNITY FACILITIES-RECREATIONAL VEHICLE LOT

2. A maximum of two (2) spaces can be assigned to any one residence. If there is anyone on the waiting list without a RV in lot, they will be given preference over a current Lessee wishing a second space.
3. A storage container is allowed in a space if it and the stored vehicle does not exceed the space length.
4. A list of approved storage containers is available in the lot attendant's office.
5. Nothing may be stored under or around any vehicle.
6. The only approved storage is within an approved container.
7. Spaces are not automatically transferable. If a vehicle is replaced for the same type and size then the Lessee can maintain their space but the Lessee must notify the lot attendant and update the paper work.
8. If the Lessee sells their unit, that space is not transferable. If the buyer is a Member and is requesting a space in the lot, they must be added to the waiting list in the chronological order of the request.
9. Subletting shall not allowed at any time.
10. In the case of emergency situations the lot attendant may contact the Lessee to relocate their unit. If contact is impossible, or relocation is not complete within (3) days, GRF may make the appropriate arrangements to have the unit moved. No liability will be assumed by GRF. All cost involved in moving the vehicle will be borne by the Lessee.

Service work

1. All minor service work provided by an outside service technician will be required to have insurance on file with the lot attendant prior to starting any repairs in the lot.
2. Lessees may not perform any service work to any unit other than their own within the lot and may not perform services for a fee unless they have insurance on file with the lot attendant.
3. Only minor repairs can be completed in the lot. Any large repairs must be completed off site. All repairs must be approved by the lot attendant first.

Disciplinary action

1. When a lessee is considered to be in violation of any part of this policy, opportunity will be provided for the lessee to appear before the Recreation Committee before any action is taken.
2. Parking Policy 1927-37, 1927.01-37 and 1927.02-37 rules will also be enforced in the lot. Tickets will be issued by the Security Department.

USE OF COMMUNITY FACILITIES-RECREATIONAL VEHICLE LOT

Policy:

GOLDEN RAIN FOUNDATION

Adopted:

Seal Beach, California