



RV Lot Ad hoc Committee

Agenda

Conference Room B
Wednesday, November 8, 2017
10:00 a.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**
 - a. November 1, 2017
- 5. Shareholder/Member Comments – Agenda Items Only**

(Limited to 3 minutes per person)
- 6. Correspondence**
 - a. Letter from member regarding Lot Rules/Policy Violation (pp. 1-4)
- 7. Unfinished Business**
 - a. General discussion re: development of policies, procedures, RV Lot Rules and review of lot maintenance and lease agreements
 - b. Draft Waiting List Procedure/review of current Lease Application
- 8. New Business**
 - a. Draft List of Maintenance Procedures not Recommended in the RV Lot
- 9. Policies**
 - a. Adopt draft policy Community Operations-RV Lot (pp. 5-9)

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. **December 7, 2017, 1:00 p.m., Administration Conference Room**



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

Dear

Space number;

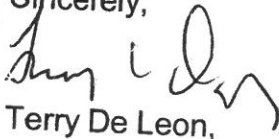
On inspection of your assigned space at the RV lot you have been found to be in violation of the lot rules/policies for the following infractions:

We have found that your trailer in space A-33 is being used as a workshop and storage for construction tools and supplies for your business. Only vehicles that are used for recreational purposes are allowed to be stored in the RV Lot.

As a condition of your lease you are required to abide by the rules/policies set forth by the Management (GRF). Failure to do so could result in the loss of your lease and the removal of your unit.

Please make arrangements to have your trailer from space A-33 removed from the lot no later than November 30, 2017 or further action will be taken.

Sincerely,



Terry De Leon,

Recreation Director.

Tuesday, October 23, 2017

Attention: Leisure World Recreation Committee

I, Walter W. Swenman am writing to bring your attention to a serious and frustrating issue I had recently regarding removal of my 20 foot trailer. I am also a respectable rules and regulations abiding resident of Leisure World now for more than 10 (ten) years. Currently, I am relatively certain this issue will be corrected in a reasonable manner. I am both bothered and concerned by this inappropriate action.

- *Firstly, concerned by the lack of understanding I have received thus far.

- *Secondly, I am asking to be reinstated as an abiding member of the Leisure World Trailer Club.

- *I take the trailer out at least three outings each summer for pleasure.

- *I have been a paying club member since 2006, also a Boating Club Member.

- *Roy Colquhouns and I started a replacement Window Company in (LW) working from my van.

- *I am concerned with the lack of understanding I have received thus far.

- *Surely this removal process is a misunderstanding. Additionally, I have been unprofessionally acted upon without a reasonable cause.

*Any and all items that's considered storage and or work related items are being removed as I write this correspondence! Items such as boating, fishing, and scuba diving, (such as kayaks, etc.) will be left inside the trailer. Only items supporting my fishing, skiing, golfing and camping equipment, in addition to sailboat items will be left in the trailer.

I hope to hear from you soon regarding this unfortunate as well as inappropriate incident including a positive response to your decision.

I can be reached at (562) 544-4262 at any time. Thanking you in advance for your prompt and urgent attention and reinstatement decision.

Sincerely,

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

1. The lot and its facilities shall be maintained and preserved for the benefit of all Golden Rain Foundation (GRF) Members, in good standing (see #6 below), for the storage of their Qualifying Recreational Vehicles (QRV's).
2. QRV's are defined as: 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/on the lot. If a boat trailer is empty for a period of one year, GRF reserves the right to ask to have the trailer removed.
 - a. No off road vehicles are to be driven in the lot at any time by anyone other than the lessee/owner.
3. QRV's 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. (See Policy 1927.01-37 for fine amount.)
5. All QRV's must have current insurance at all times for operation on the highways and additional insurance that provides coverage when a trailer is not connected to a 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, and Policies, and may not be delinquent on any assessments (for more then 30 days), fees or fines as 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. (See Policy 1927.01-37 for fine amount.)

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2. Overnight occupancy of vehicles is prohibited at all times.
3. The principal active user of the recreation vehicle must be the Lessee.
4. The Lessee is responsible to keep their space clean, well maintained and free of debris at all times. Nothing can be stored under or around vehicles. 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.
5. The use of the dump station is strictly for the Lessees only and all posted rules shall be strictly followed.
6. Electrical re-charging station use is limited to 24 hours before departure and is for Lessees only. (See Policy 1927-01-37 for fine amount.)
7. QRV's listed for sale shall be approved by the Lot attendant and posted on the bulletin board by the lot entrance. All sales must be by owner only (for sale by owner). No second party or broker sales will be allowed in the lot. No For Sale signs are to be posted on the Vehicle. (See Policy 1927.01-37 for fine amount.)
 - a. Anyone selling a RV vehicle that belongs to another can have their lot privileges suspended.
8. One vehicle may remain in the Lessee's space, (Only if vehicle has a valid GRF Security issued decal on their windshield. No passes allowed), when the RV 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. (See Policy 1927.01-37 for fine amount.)
9. No pets will be allowed on the lot other than to transfer the pet from one vehicle to the other.

Non-Lessee Guests

1. Guests are permitted on/in the lot when assisting the Lessee with loading the R.V. in preparation for a trip and the Lessee is responsible for their guests at all times.
2. If the Lessee permits a guest the use of their RV, the Lessee must be present with his guest at all times within the lot. RV will need to be driven off the lot by Lessee only.

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3. Guests shall not drive or leave their vehicles in the lot at any time. This includes golf carts.

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.
3. Only one key/remote will be provided to each Lessee and altering or reprogramming remotes can result in disciplinary action.
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.
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.

USE OF COMMUNITY FACILITIES-RECREATIONAL VEHICLE 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 have on file with the Lot attendant their emergency contact information and the lot attendant should be immediately notified of any change of address or phone number. All information shall be given to The Security Department to update their records.
3. A GRF RV lot decal is required on all vehicles leasing space in the lot.

Space assignments

1. Only one motorhome, trailer or boat on trailer may be parked in a space.
2. A maximum of two (2) spaces can be assigned to any one LW address. 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 do not exceed the space length.
4. 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.
5. If the Lessee sells their vehicle, 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.
6. Subletting shall not allowed at any time.
7. In the case of emergency situations the lot attendant may contact the Lessee to relocate their vehicle. 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.

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Service work

1. If minor service work is provided by an outside service technician, they will be required to have insurance on file with the Physical Properties Department before starting any repairs in the lot. (Per Policy 5504.1-70)
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 Physical Properties Department. (Per Policy 5504.1-70)
3. Only minor repairs can be completed in the lot. Any large repairs must be completed off site.

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.

Exception: Parking violations will be adjudicated per policy 1927.02-37.

2. Parking Policy 1927-37, 1927.01-37 and 1927.02-37 rules will be enforced in the lot. Citations with fines will be issued by the Security Department.

GOLDEN RAIN FOUNDATION

Seal Beach, California

Adopted: