



PHYSICAL PROPERTY COMMITTEE MINUTES

May 7, 2018

The regular meeting of the Physical Property Committee was called to order at 1:00 p.m., by Chair Rapp, on Monday, May 7, 2018, in the Administration Conference Room, followed by the Pledge of Allegiance.

ROLL CALL

Present:	Ms. K. Rapp, Chair	Mr. B. Lukoff, Vice-Chair
	Mr. P. Pratt	Mr. R. Stone
	Mr. B. Crossley	Ms. L. Stone, Ex-Officio
	Mrs. C. Damoci	

Absent: Ms. S. Fekjar

Also Present: Mr. R. Ankeny, Executive Director
Mr. M. Weaver, Facilities Director
Mr. R. Gonzalez, Facilities Manager
Mr. D. Rudge, Physical Property Manager
Ms. L. Perrotti, GRF Representative, Mutual One
Ms. P. Snowden, GRF Representative, Mutual Two
Mrs. J. Reed, GRF Representative, Mutual Four
Ms. I. Heinrichs, GRF Representative, Mutual Eleven
Ms. M. Kmiecik, Recording Secretary
9 Shareholders/Foundation Members

CHAIR'S ANNOUNCEMENTS

Chair Rapp welcomed Committee members, and recognized the attendees – GRF President Linda Stone, Executive Director Randy Ankeny, Facilities Director Mark Weaver, Facilities Manager Ruben Gonzalez, Physical Property Manager David Rudge, and Recording Secretary Marcy Kmiecik.

There being no objections, Chair Rapp declared the reading of the Quorum Notification be dispensed with by unanimous consent.

The Chair stated that 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 Physical Property 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 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 comment period, not to exceed three minutes, as set forth in Policy 5610, Participation by Foundation Members. The minutes of today's Board meeting will be presented to the Board for approval following the approval of the committee meeting minutes in July 2018.

RULES OF ORDER

Chair Rapp asked everyone to turn off or silent their cell phones, wait for their turn to speak, and be courteous to one another.

CHAIR'S REPORT

Chair Rapp had no report to present at the time of the meeting.

APPROVAL OF MINUTES

The minutes of the March 5, 2018, regular meeting were approved, as presented and April 2, 2018, regular meeting were approved, as presented.

STAFF REPORTS

Facilities Director

The Facilities Director provided the Committee with the updates on current projects, as presented.

Facilities Manager

The Facilities Manager provided his reports, as presented.

Physical Property Manager

The Physical Property Manager provided the Committee with the updates on ongoing Mutual projects.

Executive Director

The Executive Director commented on the items pertaining to the Committee's area of purview throughout the meeting.

SHAREHOLDER/ MEMBER COMMENTS

Two shareholders/members spoke on agenda topics.

CORRESPONDENCE

North Gate Parking – G. Yaffee

The Committee concurred to send a letter of acknowledgement and advise that the topic will be discussed at the July Committee meeting.

Mutual Two Perimeter Wall Enhancement at Storm Drain -

The Committee concurred to send a letter of acknowledgement and advise that the topic will be discussed at the July Committee meeting.

Crosswalk –D. Gambol.

The Committee concurred to send a letter of acknowledgement and advise that the topic will be discussed at the July Committee meeting.

Golden Rain Street Sign – Mutual Two

The Committee concurred to send a letter of acknowledgement and advise that the topic will be discussed at the July Committee meeting.

Clubhouse Two Revitalization – J. Hlavac

The Committee reviewed the correspondence and requested the Recording Secretary send a letter of acknowledgement.

(Chair Rapp called a break at 2:30 p.m.)

(Chair Rapp called the meeting back to order at 2:40 p.m.)

UNFINISHED BUSINESS

Traffic Signal at St. Andrews Dr. and Golden Rain Rd.

Following a brief discussion, the Committee concurred to discontinue the discussion pending certification.

Parking Lot Lighting

Following a brief discussion, Mrs. Damoci MOTIONED, seconded by Mr. Pratt and carried unanimously by the Committee members present -

TO request the Facilities Director collect additional cost for upgrading all clubhouse parking lot lights to 150 watt LED lamps, and as an additional option; costs for upgrading the amphitheater lights, to be reviewed at the July Committee meeting.

St. Andrews Stop Sign - CAMUTCD Requirements

The Committee concurred to take no action at this time.

Jim's Gate

Following a brief discussion, Mr. Lukoff MOTIONED, seconded by Mr. Stone -

TO seal the gate closed.

Mr. Lukoff and Mr. Stone withdrew their motion.

Following continued discussion, Mrs. Damoci, MOTIONED, seconded by Mr. Stone -

TO approve to pay fifty percent (50%) at a cost not to exceed \$10,000, of the total cost toward the completion of Jim's Gate remodeling project. Upon completion of the project the responsibility to repair and maintain the gate, which is Mutual property, will remain with the Mutual. Pending Mutual One approval.

The motion was carried with two no votes (Crossley, Lukoff).

Orange County Fire Authority Inspection

The Facilities Director addressed this topic in the Staff Report section of the agenda.

Golden Rain Rd- Possible Name Change

The Committee concurred to take no action at this time.

Veterans Plaza – Update

The Facilities Director addressed this topic in the Staff Report section of the agenda.

OCFA Inspection

The Facilities Director addressed this topic in the Staff Report section of the agenda.

Sand Blasting- Red Curbs

The Facilities Director addressed this topic in the Staff Report section of the agenda.

Pedestrian Gate/ Mary's Gate

The Facilities Director addressed this topic in the Staff Report section of the agenda.

NEW BUSINESS

Fuel Cells

Following a brief discussion, the Committee concurred to forward this item to the Strategic Planning Ad Hoc Committee for further review.

Root Removal, Mutual Two

Following a brief discussion, Mr. Crossley MOTIONED, seconded by Mr. Lukoff -

TO reimburse Mutual Two \$6,000 for cost incurred during tree root removal.

The motion failed with three yes votes (Crossley, Lukoff, R. Stone), one abstention (Rapp), and one refusal (Pratt).

Clubhouse Four – Eastside

The Committee concurred to take no action at this time. This item is scheduled to be discussed at the May Architectural Design and Review Committee meeting.

Road Paving Project – Phase III

Following a brief discussion, Mrs. Damoci MOTIONED, seconded by Mr. Lukoff and carried unanimously by the Committee members present-

TO request the GRF Board review and award a contract to MJ Jurado Inc. for phase III of the Road Paving Project at an estimated cost of \$748,342, adding \$186,676 in contingencies equaling the amount in the reserve study for this project, for a total cost not to exceed \$937,000, following the Reserve Funding review by the Finance Committee.

Following further discussion, Mrs. Damoci MOTIONED, seconded by Mr. Lukoff and carried unanimously by the Committee members present -

TO request the Finance Committee approve funding to install conduit wires from Golden Rain Road to Northwood Road, as part of the Road Repaving Project, at an estimated cost of \$45,920.

Library Repaint

Following a brief discussion, Mrs. Damoci MOTIONED, seconded by Mr. Lukoff and carried unanimously by the Committee members present -

TO recommend the GRF Board accelerate the painting of the Library, following the Reserve Funding review by the Finance Committee.

Mission Park Light Replacement – Reserves

Following a brief discussion, Mrs. Damoci MOTIONED, seconded by Ms. Rapp -

TO recommend the GRF Board approve the replacement of lights at the Mission Park Multi Use Court, following the reserve funding review by the Finance Committee.

The motion carried with one no vote (Mr. Stone).

Wall Section J and K

The Facilities Director provided an update on this item during Staff Report.

PRESIDENT'S COMMENTS

The President commented on agenda items throughout the meeting.

SHAREHOLDERS/ MEMBERS COMMENTS

Three shareholders/members commented on the item pertaining to the Committee's area of purview.

COMMITTEE MEMBER COMMENTS

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

ADJOURNMENT

Chair Rapp adjourned the meeting at 4:16 p.m.



Kathy Rapp, Committee Chair
Golden Rain Foundation

Mk 04.02.18