



Board of Directors

Agenda

Clubhouse Four

Tuesday, June 26, 2018

1:00 p.m.

- 1) Call to Order/Pledge of Allegiance
- 2) Roll Call
- 3) President's Comments
- 4) Announcements/Service Awards
- 5) Seal Beach City Council Member's Update
- 6) Shareholder/Member Comments

Note: Foundation Shareholder/Members are permitted to make comments before the meeting business of the Board begins. The Open Meeting Act allows boards of directors to establish reasonable time limits for the open forum and for speakers to address the board. ([Civ. Code §4925\(b\)](#).) Time limits, per speaker, are limited to:

- 4 - minute limit per speaker, when there are no more than 15 speakers
- 3 – minute limit per speaker, 16- 25 speakers
- 2 – minute limit per speaker, over 26 speakers

- 7) Consent Calendar – N/A
- 8) Approval of Minutes
 - a) May 22, 2018 (pp. 1-20)
 - b) June 5, 2018 (Special) (pp. 21-22)
 - c) June 12, 2018 (Special) (pp. 23-24)
 - d) June 18, 2018 (Special) (pp. 25-28)
- 9) Reports – N/A

10) New Business

a) General

i. Mission Park Addendums

- a. Vinyl Screening Fencing (pp. 29-32)
- b. Alumna Wood Shade Cover, Bocce Seating Area (pp. 33-36)
- c. Additional Seating Area with Shade Cover (pp. 37-40)
- d. Sod instead of Seed (pp. 41-42)
- e. Court Fencing with Wind Screen (pp. 43-45)

11) Staff Reports

Director of Finance's Report – Ms. Miller

Executive Director's Report – Mr. Ankeny

12) Board Member Comments

13) Next Meeting/Adjournment

GRF Board of Directors meeting, Tuesday, July 24, 10 a.m. Clubhouse Four



**BOARD OF DIRECTORS MEETING MINUTES
GOLDEN RAIN FOUNDATION
May 22, 2018**

CALL TO ORDER

President Linda Stone called the regular monthly meeting of the Board of Directors (BOD) of the Golden Rain Foundation (GRF) to order at 10:00 a.m., on Tuesday, May 22, 2018, in Clubhouse Four.

PLEDGE OF ALLEGIANCE

Lynn Baideck, Golden Age Foundation, led the Pledge of Allegiance.

ROLL CALL

Following the roll call, Corporate Secretary reported that Directors Perrotti, R. Stone, Snowden, Pratt, L. Stone, Reed, Gould, Hopewell, Rapp, McGuigan, Doderio, Winkler, Heinrichs Damoci, Lukoff, Crossley, Fekjar, and Moore were present. The Executive Director and the Director of Finance were also present.

Eighteen Directors were present, with a quorum of ten.

PRESIDENTS COMMENTS

Today, I am going to talk about the Donor Wall at the Courtyard. The Donor Wall was a vision of mine since I saw a similar one at the Long Beach Aquarium in 2015. It was brought forward to the Golden Age Foundation in late 2016 and approved as a project shortly thereafter with the goal of donating money for patio furniture for the then newly approved GRF Mission Park project.

The Donor Wall project began in earnest in February 2017 and was chaired by Lynn Baidack. Lynn's determination to achieve the goal of \$15,000 will be very much appreciated by the community, as the Mission Park project culminates in July. It's not just that individual efforts matter, but why they matter and not just to the Golden Age Foundation but to the entire community.

Lynn, would you please come forward and present the GAF check to Leah Perrotti, Chair of the Recreation Committee.

The Golden Age Foundation has been an integral part of the Leisure World community since 1973; they definitely have made an impact: they have furnished the residents with two access busses, lighted crosswalks, a large portion of the exercise room equipment, daily Hospitality

Golden Rain Foundation Board Meeting Minutes, May 22, 2018

room, shredding, battery recycling, and many, many more contributions. Golden Age Foundation is a true cornerstone of Leisure World.

On behalf of the Golden Rain Foundation, the Board wishes to sincerely thank the Golden Age Foundation Board of Directors and their membership. We gratefully accept the generous donation for the betterment of Mission Park. Your substantial donation will be enjoyed and appreciated by all 10,000 residents.

Again, thank you.

ANNOUNCEMENTS

The GRF Board of Directors met for an Executive Session meeting on May 4, 2018 to discuss legal and contractual matters.

SERVICE ANNIVERSARIES

Five employees were recognized with a service award.

Sora Kim	Finance Department	5 years
Mary Reardon	Security Department	5 years
Daniel Fabian	ITS Department	5 years
Melinda Atkinson	Fleet Department	10 years
Ana Suanaperwira	Library Department	10 years
Juan Robledo	Service Maintenance Department	45 years

SEAL BEACH COUNCIL MEMBER'S REPORT

Seal Beach Council Member Sandra Massa Lavitt provided an update of the City of Seal Beach Council meeting.

SHAREHOLDER/MEMBER COMMENTS

In accordance with Policy 5610, Participation by Foundation Members, members may enter into a comment period prior to the beginning of business. **NOTE:** Foundation members are permitted to make comments before the business of the Board begins. Requests must be registered in advance of the meeting. The Open Meeting Act allows boards of directors to establish reasonable time limits for the open forum and for speakers to address the board. ([Civ. Code §4925\(b\).](#)) Time limits, per speaker, are limited to:

- 4 minute limit per speaker, when there are no more than 15 speakers
- 3 minute limit per speaker, 16 - 25 speakers
- 2 minute limit per speaker, over 26 speakers

No shareholder/member offered comments.

CONSENT CALENDAR – APPROVAL OF BOARD COMMITTEE MEETING MINUTES

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 Committee meetings:

- Minutes of the Physical Property Committee Board Meeting of March 5, 2018
- Minutes of the Special Security, Bus & Traffic Committee Board Meeting of March 29, 2018
- Minutes of the Recreation Committee Board Meeting of April 4, 2018
- Minutes of the Mutual Administration Committee Board Meeting of April 10, 2018
- Minutes of the Executive Committee Board Meeting of April 13, 2018
- Minutes of the Finance Committee Board Meeting of April 16, 2018
- Minutes of the Special Security, Bus & Traffic Committee Board Meeting of April 29, 2018

APPROVAL OF BOARD MEETING MINUTES

Due to the atypical nature of an agenda item at the January 23, 2018 GRF Board meeting,

Mrs. Damoci MOVED, seconded by Mrs. Reed and carried unanimously-

TO append an explanation from corporate council why the vote was correct, as presented, and approve the January 2018 GRF Board meeting minutes pending the added statement.

The minutes of the April 24, 2018 meeting were approved, as presented.

REPORTS

The Chair of the Los Alamitos Medical Center Advisory Council presented a report on the Council's activities.

The Chair of the Management Services Review Ad hoc Committee presented a report on the progress of the Ad hoc Committee.

The Chair of the Strategic Planning Ad hoc Committee presented a report on the progress of the Ad hoc Committee.

NEW BUSINESS

General

Funding Request – Director Appreciation Event

The Board is requested to consider a new annual event, beginning this June, to not only thank the current and outgoing Mutual and GRF Board members, but, also the welcome the newly

elected Board members: a “Luau”, in our new Veterans Plaza, to say Aloha (hello and goodbye).

The expense for such an event would be \$6,000 (entertainment, food, drink and decorations), with an estimated attendance based upon the 2017 holiday appreciation event, of 250 (Board members and guests).

At the May 17, 2018 meeting of the Finance Committee, the Committee determined sufficient non-budgeted operational funds, in the amount of \$6,000, are available.

Ms. Stone MOVED, seconded by Ms. Hopewell –

TO approve Non-budgeted funding in the amount of \$6,000 from
CC30 (Administration), for a new appreciation and thank you event
for Mutual Board and GRF members.

Two Board members spoke on the motion.

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

Architectural Review and Design Committee

Clubhouse Six Upstairs Wall Mural

At the August 2107 meeting of the Board of Directors, the Board requested the Architectural Design and Review Committee work with the Art League to determine if reasonable adjustments could be made to the Mural located at the 2nd floor of Clubhouse 6 (CH6). The Art league presented to the Committee proposed revisions to the mural to represent our communities' diversity and subsequently revised the CH6 mural. The Committee, per policy 5160-ADR "...is focused on internal and external physical appearance of all Trust Property..." and respectfully recommends to the Board the removal of the mural. The mural will be memorized as a piece of our community's history.

Mr. Dodero MOVED, seconded by Ms. Rapp-

TO approve the removal of the mural on the 2nd floor of Clubhouse
6, and that the mural be memorized as a piece of the history of
Seal Beach Leisure World.

Three Board members and the Executive Director spoke on the motion.

The motion was carried unanimously.

Reserve Funding Request – St. Andrews South, Median #3, Landscape

At the May 14, 2018 Architectural Design and Review Committee (ADRC) meeting, the Committee reviewed the design by the landscape architect and an estimate (copy attached) from Mission Landscape Architecture, for landscaping of the South St. Andrews medians.

Due to the scope of the project, the Committee moved and approved to recommend the GRF Board approve landscaping the #3 median on South St Andrews at this time to determine a fixed scope of work, for a cost not to exceed \$20,000, using Anguiano Lawn Care for the landscaping, irrigation, boulders and rocks and in-house labor for lighting.

Ms. Heinrichs MOVED, seconded by Mrs. Damoci-

TO award a contract to Anguiano Lawn Care to landscape the #3 median on South St. Andrews, for a cost not to exceed \$18,044 (landscape, irrigation, rocks and boulders) and use in-house labor for lighting, for a total cost not to exceed \$20,000, Reserve funding, and authorize the President to sign related contacts.

Eight Board members and the Executive Director spoke on the motion.

The motion was carried with one no vote (R. Stone).

Operating Funding Request – Holiday Decorations

The existing two (2) year agreement for Trust Property holiday decorations with Magical Holiday Designs has expired with the completion of the 2017 holiday season. Request for proposals were solicited for the 2018 holiday season, of the three (3) requests only two (2) vendors accepted the invitation for facility walkthrough to develop a bid: Consider It Done Holiday Decoration – elected not to provide a proposal and Magical Holiday Designs - \$22,963.00 (proposal attached).

At its regularly scheduled meeting on May 14, 2018, the Architectural Design Review Committee duly moved and approved to recommend to the GRF Board of Directors approval of 2018 holiday decorations contract to Magical Holiday Designs. Note: 2018 Budget, under Cost Center ADRC, GL 6481500, \$25,000 was budgeted for 2018 Trust Property holiday decorations.

Ms. Fekjar MOVED, seconded by Mr. McGuigan-

TO award a contract to Magical Holiday Designs, for \$22,963.00, to provided holiday decoration services for Trust Property, adding \$1,000.00 in contingencies, for a total cost not to exceed \$23,963.00,

budgeted operational funds, and authorize the President to sign the contract.

Five Board members, the Executive Director and the Recreation Manager spoke on the motion.

Mrs. Damoci MOVED, seconded by Ms. Fekar-

TO increase the holiday decoration budget to \$25,000 to add decorations to Veteran's Plaza.

Four Board members spoke on the amendment.

The amendment was carried with one no vote (Mr. McGuigan).

Three Board members spoke on the amended motion.

The amended motion was carried with one no vote (Mr. McGuigan).

Main Gate Landscape Project Funding – Planters

At the May 14, 2018 Architectural Design and Review Committee (ADRC) meeting, the Committee moved to request the GRF Board approve the installation of six (6) ceramic flower pots to replace the existing flower pots located at the Main Gate, for a cost not to exceed \$250.00 each, for a total of \$1,500. The cost includes: ceramic flower pots, pot drainage materials and soil, plants, and labor to plant and install. Funding from the Main Gate Landscape Project, Reserves.

Mrs. Reed MOVED, seconded by Mr. Dodero-

TO authorize the Executive Director to proceed with the purchase and installation of six (6) ceramic flower pots to replace the existing pots at the Main Gate, for a cost not to exceed \$250.00 each, for a total of \$1,500. Funding Main Gate Landscape Project, Reserves.

Five Board members spoke on the motion.

The motion was carried unanimously.

Reserve Funding Request – Trust Property Landscape Replacement

At the May 14, 2018 Architectural Design and Review Committee (ADRC) meeting, the Committee reviewed proposals (attached) from Anguiano Lawn Care, for the replacement of landscape within three (3) planters adjacent to Clubhouse 3 and Library. Area 1 - \$5,370 (includes \$500 for concrete removal), Area 2 - \$168, Area 3 - \$2,405, Contingency \$557 (additional plants,

irrigation, etc.) for a total of \$8,500.

Mr. Gould MOVED, seconded by Mrs. Damoci-

TO award a contract to Anguiano Lawn Care to replace landscape materials at three (3) planters adjacent to Clubhouse 3 and the Library, for a total cost not to exceed \$7,943, and adding \$557 for contingencies, for a total cost not to exceed \$8,500, Reserve Funding and authorize the President sign the contract.

Three Board members and the Executive Director spoke on the motion.

The motion was carried unanimously.

Communication Committee

Amend Policy 2850-36, Display Advertising Commission

At its regular meeting on May 10, 2018, the Communications Committee moved to amend Policy 2850-36, Advertising Commission to update policy language and define the criteria for an Existing Account.

Ms. Snowden MOVED, seconded by Mr. Lukoff-

TO amend Policy 2850-36, Display Advertising Commission, as presented.

Three Board members spoke on the motion.

The motion was unanimously.

Amend Policy 2850-36, Display Advertising Commission

At its regular meeting on May 10, 2018, the Communications Committee moved to amend Policy 2860-36, Advertising Rates, to update policy language and define the specific types of advertising.

Mr. Dodero MOVED, seconded by Mr. Gould and carried unanimously-

TO amend Policy 2860-36, Advertising Rates, as presented.

Amend Policy 5581-36 Communications Department Advertising

At its regular meeting on May 10, 2018, the Communications Committee moved to amend Policy 5581-36, Communications Department Advertising Policy, to update policy language and include a glossary of terms, establish the terms of payment, affirm the rights and responsibilities of the Publisher and the responsibility of the Director of Finance, jointly, with the Head of the

Communications Department, to establish accounts receivable procedure and routine collection of accounts.

Ms. Heinrichs MOVED, seconded by Ms. Snowden and carried unanimously -

TO amend Policy 5581-36, Communications Department Advertising
Policy, as presented.

Executive Committee

Additional Mutual Administration Staffing

At the February 9, 2018 meeting of the Executive Committee, the new position of Administrative Secretary Floater was reviewed. The Position Description and recommendation for funding to come from part of the savings GRF realized with the employee health care renewal was approved by the Board, and the position was filled in March.

Since March, a clear and present need has been identified in the Mutual Administration department for additional staff. At the May 11, 2018 meeting of the Executive Committee, the Committee determined that to fulfill services provided by the Mutual Administration Department to the Mutuals, the employee hired as Administrative Secretary Floater, would be best served by transferring the funding for this new position from Administration (CC30) to Mutual Administration (CC MAC).

Ms. Hopewell MOVED, seconded by Mr. Dodero -

TO approve the transfer of the Administrative Secretary Floater from
Administration (CC30) into Mutual Administration (CC MAC).

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

The motion was carried unanimously.

Amend Policy 5092.01-30, Board of Directors Censure Procedure

At its regularly scheduled meeting on May 11, 2018, the Executive Committee moved to recommend to the GRF Board amendment of Policy 5092.01-30, Board of Directors' Censure Procedure, updating the policy language, correcting formatting/numbering, illustrating the two thirds majority vote by the inclusion of a chart, the addition of GRF email and printed copies of executive session meeting to censure as a means of BOD notification, and procedures governing the director subject to censure during the executive session meeting.

Mrs. Perrotti MOVED, seconded by Ms. Rapp-

TO amend Policy 5092.01-30, Board of Directors' Censure

Procedure, as presented.

Five Board members spoke on the motion.

The motion was carried unanimously.

President called for a ten minute break at 11:33 a.m.

Rescind Policy 5092.02-30, Motion to Censure

At its regularly scheduled meeting on May 11, 2018, the Executive Committee moved to recommend to the GRF Board rescission of Policy 5092.02-30, Motion to Censure, as it is a form.

Mr. Pratt MOVED, seconded by Ms. Snowden and carried unanimously-

TO rescind Policy 5092.02-30, Motion to Censure, as it is a form.

Amend Policy 5092.03-30, Correspondence – Notification of Motion to Censure

At its regularly scheduled meeting on May 11, 2018, the Executive Committee moved to recommend to the GRF Board rescission of Policy 5092.03-30, Correspondence – Notification of Motion to Censure, as it is a form.

Mr. McGuigan MOVED, seconded by Ms. Winkler and carried unanimously-

TO rescind Policy 5092.03-30, Notification of Motion to Censure, as
it is a form.

Approve New Directors' Handbook

At the May 11, 2018 meeting of the Executive Committee, the Committee moved and approved to recommend to the Board acceptance of the GRF Directors' Handbook (attached in the agenda packet).

Mrs. Reed MOVED, seconded by Ms. Snowden-

TO approve the GRF Directors' Handbook.

Four Board members and the Executive Director spoke on the motion.

The motion was carried unanimously.

Finance Committee

Accept April 2018 Finance Statements

At the regularly scheduled meeting of the Finance Committee on May 14, 2018, the Committee duly moved to recommend to the Golden Rain Foundation Board of Directors acceptance of the April 2018 financial statements for audit.

Ms. Winkler MOVED, seconded by Mrs. Reed and carried unanimously-

TO accept the April 2018 Financial Statements for audit.

Approve CDAR Purchase

At the regularly scheduled meeting of the Finance Committee on May 14, 2018, the members discussed the liquid funds held in various financial institutions and noted the balances in some of the financial institutions exceed the FDIC insurance limits and therefore are not in compliance with Policy 5520-31 – Reserves. When reviewing liquid funds, the committee took into consideration the additional liquidity gained from investment maturities in May as well.

Based on the amount of liquid reserve funds and taking into consideration the total reserve commitments, the committee passed a motion to recommend to the board to invest \$800,000 of reserve funds at the current going interest rate offered at First Foundation Bank using funds transferred from the US Bank Money Market Reserve account which will be fully insured by the FDIC. Remaining liquid reserve funds will be sufficient to fulfill current and future commitments.

Mr. Lukoff MOVED, seconded by Ms. Fekjar -

TO continue the investment ladder by transferring \$800,000 of reserve funds from US Bank Money Market Reserve account to First Foundation Bank and investing these funds in a 52-week CDAR at the current going interest rate offered by First Foundation Bank which will be fully insured by the FDIC.

Four Board members spoke on the motion.

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

Mr. Lukoff MOVED, seconded by Ms. Snowden –

TO authorize the purchase, for the month of June, a 52-week CDAR for \$1,000,000, at the current going interest rate offered at First Foundation Bank, using funds from matured CDARs.

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

Approve Fifth Amendment of Health Care Center Lease

The Golden Rain Foundation (GRF) is the owner (In Trust) of the premises which consists of real property located at 1661 Golden Rain Road, Building D, Seal Beach, California, 90740, commonly identified as the Medical Center.

Under Article VII, Section A, of the Trust, which states:

“...TRUSTEE shall have, in addition to all powers, rights and privileged provided by law for trustees, and all powers necessary to carry out the duties herein imposed on TRUSTEE, the further powers to grant, bargain, sell for cash or credit, convey exchange, lease for terms, either within or beyond the end of the trust, for any purpose...the Trust Estate or any part thereof in such a manner and such terms and conditions as the TRUSTEE deems advisable. In all such cases TRUSTEE shall have the sole discretion respecting such transactions...”

Per Article VII, Section A, of the Trust, the GRF Board has the sole authority over the use Trust Property. Further, the GRF Board must act in a manner which represents the mutual benefit of all members of GRF.

The lease agreement for the exclusive use of Trust Property between the Golden Rain Foundation (GRF) and Los Alamitos Medical Center, Inc (LAMC) requires amendment, due to GRF assumption of the portion of the lease pertaining to the 850 square foot apartment in CH6. Per the approved action of the GRF at its April meeting, GRF has entered into an agreement with CARE ambulance service for the space occupied within CH6.

LAMC has drafted the proposed 5th amendment (attached) to the agreement between GRF and LAMC removing the terms and conditions as included within the 3rd amendment to the lease, dated July 22, 2009, effectively removing the 850 square foot apartment from the agreement and further includes a new monthly lease amount based upon the 850 square foot reduction. Current monthly lease payment: \$47,000.00, proposed monthly lease payment: \$45,661.96, resulting in a difference of \$1,338.04.

At the regularly scheduled meeting of the Finance Committee on May 17, 2018, the Committee duly moved and approved to recommend to the Board acceptance of the 5th amendment to the agreement between Los Alamitos Medical Center, Inc. and the Golden Rain Foundation.

Ms. Rapp MOVED, seconded by Ms. Winkler and was carried unanimously-

TO approve the fifth amendment to the agreement between Los Alamitos Medical Center, Inc. and the Golden Rain Foundation and authorize the President to sign the document.

Mutual Administration

Amend Policy 2115-33, Distribution Business Services

At its regularly scheduled meeting on May 15, 2018, the Mutual Administration Committee reviewed policy 2115-33 with the attached fee schedule. The policy and fee schedule are updated with the new cost center, new copier services and new notary services. The Committee recommends GRF Board amend the policy and attachment, as presented.

Mr. Crossley MOVED, seconded by Mr. Dodero and carried unanimously-

TO amend the use of Notary Services at the state approved rate, amend policy 2115-33, including the updated fee schedule attachment to policy 2115-33, as presented.

Amend Policy 1400-33, Co-Occupants and Qualified Permanent Residents

At its regularly scheduled meeting on May 15, 2018, the Mutual Administration Committee reviewed Policy 1400-33, Co-occupants and Qualified Permanent Residents. The Committee recommends GRF Board amend the policy, as presented.

Mr. Moore MOVED, seconded by Ms. Rapp-

TO amend Policy 1400-33, Co-Occupants and Qualified Permanent Residents, as presented.

Two Board members and the Stock Transfer Supervisor spoke on the motion.

The motion was carried unanimously.

Amend Policy 1801-33, Qualified Permanent Residents and Co-Occupant Agreements

At its regularly scheduled meeting on May 15, 2018, the Mutual Administration Committee reviewed policy 1801-33, which had been marked up by a committee of Mutual Presidents and presented to all Mutual Presidents at the Presidents Council. The Committee recommends GRF Board amendment of the policy, as presented.

Furthermore, it should be noted that once the Mutuals have ratified Mutual policies, this GRF

policy will come before the Board to be rescinded.

Mrs. Reed MOVED, seconded by Ms. Hopewell-

TO amend Policy 1801-33, Qualified Permanent Residents and Co-Occupant Agreements, as presented.

One Board member spoke on the motion.

The motion was carried unanimously.

Approve New Realtor Documents

At the regularly scheduled meeting of the Mutual Administration Committee on April 10, 2018, the Committee reviewed the draft realtor pass requirements document, for after hours or weekend access and the procedures for the buying and selling unit process for realtors.

Ms. Hopewell MOVED, seconded by Ms. Winkler-

TO approve the Realtor Pass Requirements document be distributed by the Security Department to realtors without realtor passes and the Buying and Selling Process Handout be posted on the website and printed copies be available in the Stock Transfer Department.

Two Board members spoke on the motion.

The motion was carried unanimously.

Physical Property Committee

Reserve Funding Request – Trust Property Street Replacement, Phase III

At its regularly scheduled meeting on May 7, 2018, the Physical Property Committee reviewed a quote from MJ Jurado (quotation provided is the same cost per square foot, as contractor provided for the 2017 Paving Project, Phases 1 and 2), to repave the section of St Andrews drive known as Paving Project Phase 3. This area includes the south side of St Andrews from Northwood to Golden Rain and the north side of St. Andrews from Interlachen to Northwood for a cost of \$748,342.45. The 2018 Reserve Study allocated \$937,000 for Phase III (attached in agenda packet).

The scope of work includes two-inch grind and overlay of the area marked in yellow in the diagram included in the agenda packet, the removal of all 34 trees, excavation of 18" of dirt and roots and import clean soil, replacement of the median gutters from Golden Rain to Northwood, repair of known failing areas, stripping and signage, and traffic control.

The Committee reviewed and discussed accepting the single quote from MJ Jurado, noting the high quality of the work provided and that the proposal is the same cost per square foot as street Phases I and II, and unanimously moved and approved to recommend the GRF Board award a contract to MJ Jurado to grind and overlay the part of St Andrews described as Paving Project Phase III, for a cost of \$748,342.45, adding contingencies, not to exceed a total of \$937,000.

Mr. Lukoff MOVED, seconded by Ms. Fekjar -

TO award a contract to Hutton Painting for \$28,800 to paint the complete Amphitheater area and Administration Building, using the color scheme approved by the ADRC, adding \$1,000 in contingencies, for a total cost not to exceed \$29,800, Reserve Funding and authorize the President to sign the contract.

Four Board members and the Executive Director spoke on the motion.

The motion was carried unanimously.

Reserve Funding Request – Capital Funding Request, Conduit Addition (St. Andrews, North)

At the regularly scheduled meeting of the Physical Properties Committee on May 7, 2018, the Committee reviewed a proposal for the installation of conduit and required pull boxes for future communication cables from Golden Rain Rd to Northwood Rd (approximately 3,280 feet). The proposal provided by MJ Jurado (contractor of record for Streets Phase II), in the amount of \$45,920, was the same cost per linear foot as in the 2017, Street Phase II replacement (St Andrews North).

The Committee duly moved and approved to forward the proposal to the Board, pending Finance Committee determination of Capital funding. At the May 17, 2018 meeting of the Finance Committee, the Committee determined sufficient Capital funds are available.

Mr. Stone MOVED, seconded by Ms. Rapp -

TO the award a contract to MJ Jurado, in the amount or \$45,920, Capital Funds, for the installation of conduit for the future installation of communication cables from Golden Rain Rd to Northwood Rd (approximately 3,280 feet) and authorize the President to sign the contract.

Four Board members and the Executive Director spoke on this motion.

The motion was carried unanimously.

Reserve Funding Request – Exterior Painting, Library

At the regularly scheduled meeting of the Physical Properties Committee on May 7, 2018, the Committee duly moved to recommend to the GRF Board of Directors the acceleration of Reserve funds (from 2019 to 2018) for painting the exterior of the Library, pending determination by the Finance Committee that sufficient Reserve funds are available, in the amount of \$3,600 (\$3,300 proposal Hutton painting and a \$300 contingency); the total paint cost is \$7,313 (Asset 1115, Stucco, \$3,811 and Asset 1116, Wood, \$3,502).

Ms. Rapp MOVED, seconded by Mr. Gould-

TO approve the acceleration of Reserve funds, in the amount \$3,600,
for the exterior painting of the Library, Asset IDs 1115 and 1116, and
approve the President to sign the contract.

Four Board members and the Executive Director spoke on the motion.

The motion was carried unanimously.

Reserve Funding Request - Court Light, Mission Park

At the regularly scheduled meeting of the Physical Properties Committee on May 7, 2018, the Committee duly moved to recommend to the GRF Board of Directors replacement of the court lights at Clubhouse Two, Mission Park. The lights were scheduled for replacement in 2018 (attached in agenda packet), in the amount of \$17,000. Additional Reserve funding is required, in the amount of \$12,689, for a total of \$29,289.10.

The amount is based upon replacement of the poles and light fixtures (including permits, tax and shipping), replacement of the concrete support bases, replacement of all wiring and connection into the new 600 amp panel, and removal and disposal of the existing lights and bases.

At the May 17, 2018 meeting of the Finance Committee, the Committee determined sufficient Reserve funds, in the amount of \$29,689.10, are available for the replacement of the Court Lights.

Mr. Pratt MOVED, seconded by Ms. Hopewell -

TO approve a contract with Schlick Services, Inc., in the amount of \$18,689.10, and the
purchase of Evergreen AT lighting, in an amount not to exceed \$11,000, for a total of
\$29,689.10, Reserve funding, for the replacement of the court lights, Clubhouse Two,
Mission Park and authorize the President to sign the contracts.

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

The motion was carried unanimously.

Recreation Committee

Capital Funding Request – Replacement of Tree Retainer and Seating Area, Golf Course

Due to the unsafe condition of the existing concrete tree container and seating area around the tree at Tee number one on the golf course, the Recreation Committee is requesting the replacement of the Trust property asset.

A suitable proposal has been received from MJ Jurado, in the amount of \$7,250 (Agreement attached in the agenda packet), to construct a new structure around the tree (exhibit A in the agenda packet).

The Finance Committee, at its May 17, 2018 meeting, determined the replacement of the asset qualifies under Policy 5520-31, and munificent Reserve funds are available for the replacement of the Trust property asset.

Mrs. Perrotti MOVED, seconded by Mr. Moore-

TO approve the non-scheduled replacement of the Trust property asset, identified as the tree container at the number one Tee, in the amount of \$7,250, Capital funding, and authorize the President to sign the contract.

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

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

Amend Policy 1466-50, Exercise Room Rules, Limitations and Etiquette

At its regular meeting on May 2, 2018, the Recreation Committee moved to amend Policy 1466-50, Exercise Room Rules, Limitations and Etiquette, to update policy language regarding music selection.

Mr. Moore MOVED, seconded by Ms. Rapp and carried unanimously-

TO amend Policy 1466-50, Exercise Room Rules, Limitations and Etiquette, as presented.

Amend Policy 1468-50, Pool Rules, Limitations and Etiquette

At its regular meeting on May 2, 2018, the Recreation Committee moved to amend Policy 1468-50, Pool Rules, Limitations and Etiquette, to prohibit diving and hair dying.

Mr. Gould MOVED, Ms. Snowden seconded -

TO amend Policy 1468-50, Pool Rules, Limitations and Etiquette, as presented.

Two Board members spoke on the motion.

The motion was carried unanimously.

Security, Bus & Traffic Committee

As recommended by the Executive Director, the Chair of the Security, Bus & Traffic Committee agreed to reverse the order of the two Committee agenda items.

Conceptual Approval – Gate Access System

To improve traffic flow, wait time at the main gate, detect illegally parked vehicles and help to prevent unauthorized access, the Security Department has prepared a proposal for the installation of an Access Control and Visitor Management System. The project includes gate arms and license plate recognition that communicates with a new pass system. This system will improve the ability of the Security department to perform its function, but also the Stock Transfer Department and the Mutuels. The proposed cost breakdown was provided in the agenda packet.

Mr. McGuigan MOVED, Mrs. Perrotti seconded –

TO request conceptual approval of a new Access Control and Visitor Management System, in an amount not to exceed \$250,000, Capital Funding and direct the Security, Bus and Traffic Committee to draft all applicable documents to secure qualified proposals for Committee review and recommendation to the Board.

Thirteen Board members and the Security Systems Director spoke on the motion.

Mr. McGuigan MOVED, seconded by Mrs. Reed and carried unanimously-

TO amend the motion by removing the dollar amount.

The amended motion was carried with one no vote (R. Stone).

Capital Funding Request – Automated Citation System

A great deal of administrative staff time is currently spent in the parking violations process; affecting both the Security and Finance departments. An automated citation system will greatly reduce this internal process and enable parking enforcement to be in the field improving the parking within Seal Beach Leisure World. This system also greatly enhances the ability of a violation recipient to access evidence such as photographs and copies of the violations, and quickly pay the violation on line or file an appeal. This project will be completed with the IT department to ensure complete integration with Jenark.

At the May 9, 2018 meeting of the Security Bus and Traffic Committee, the Committee reviewed the automated citation system, including its use and benefits and unanimously resolved to forward a request to the Finance Committee for available capital funding for this project, and forward a request to the GRF Board for approval pending the Finance Committee review (\$49,792 - automated citation system, includes all software, one handheld license plate scanner, two tickets machines with printers, online ticket processing, intergration labor hours; GRF and miscellaneous - \$5,000; additional integration with GRF systems; \$5,208 – contingency funding, for a total of \$60,000).

At its regularly scheduled meeting on May 17, 2018, the Finance Committee determined Capital funding is available for the purchase.

Ms. Heinrichs MOVED, seconded by Mr. Dodero -

TO approve the concept of an automated citation system, not to exceed \$60,000.00, funded by Capital and authorize the President to sign the purchase agreement.

Four Board members spoke on the motion.

The motion failed with eleven no votes (Crossley, Damoci, Fekjar, Gould, Hopewell, Lukoff, Rapp, Reed, Snowden, L. Stone, and R. Stone).

Ms. Snowden MOVED, seconded by Ms. Rapp-

TO approve the concept of an automated citation system.

Two Board members spoke on the motion.

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

CONTROLLER'S REPORT

The Finance Director provided a financial report earlier in the meeting.

EXECUTIVE DIRECTOR'S REPORT

The Executive Director provided a written report for the Board.

BOARD MEMBER COMMENTS

Sixteen Board members spoke on the proceedings of today's meeting.

ADJOURNMENT

The meeting was adjourned was at 1:51 p.m.

Joy Reed, Corporate Secretary
GRF Board of Directors
dfb

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SPECIAL BOARD OF DIRECTORS MEMBERS MEETING - GOLDEN RAIN FOUNDATION

June 5, 2018

In accordance with Article V, Section 3, of the corporation by-laws and pursuant to due notice being delivered to the Directors and shareholders, a special meeting of the Golden Rain Foundation (GRF) Board of Directors was called to order by President Stone at 10:00 a.m. on Tuesday, June 5, 2018, in Clubhouse Four.

ROLL CALL

Following the roll call, Corporate Secretary Reed reported that Directors Perrotti, R. Stone, Snowden, L. Stone, Reed, Gould, Hopewell, Rapp, McGuigan, Doder, Winkler, Heinrichs, Lukoff, Crossley, Fekjar and Moore were present. Directors Damoci and Pratt were absent. Sixteen Board members were present, with a quorum of nine.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Mrs. Reed.

ANNOUNCEMENTS

The Annual Meeting is scheduled for Tuesday, June 12, 2018 at 2:00 p.m. in Clubhouse Four. The Organization meeting will be held approximately 15 minutes after the Annual Meeting's conclusion, also in Clubhouse Four.

The winners of today's election will be installed at the conclusion of the Annual Meeting. If the non-incumbent winners of today's election are present when the results are announced, please see the Executive Coordinator, Deanna Bennett, before leaving in order to obtain information regarding next week's schedule and answer any questions.

All Foundation members were welcomed to observe the counting process. Once the counting process was underway, the Board was recessed for informal conversation and light refreshments.

MEMBER COMMENTS

In accordance with Policy 5610, Participation by Foundation Members, members may enter into a comment period prior to the beginning of business. **NOTE:** Foundation members are permitted to make comments before the business of the Board begins. Requests must be registered in advance of the meeting. The Open Meeting Act allows boards of directors to establish reasonable time limits for the open forum and for speakers to address the board. ([Civ. Code §4925\(b\)](#).) Time limits, per speaker, are limited to:

- 4 minute limit per speaker, when there are no more than 15 speakers
- 3 minute limit per speaker, 16- 25 speakers
- 2 minute limit per speaker, over 26 speakers

No shareholder/members offered comments.

ELECTION FOR GRF DIRECTORS REPRESENTING EVEN-NUMBERED MUTUALS

The President stated that the purpose of the meeting was to observe the counting process for the election of the GRF Directors representing the even-numbered Mutuals.

The President introduced the principals of Accurate Voting Services (AVS), Inc. Ms. Cheryl Wilson thanked the Board for engaging AVS to conduct today's election, advised how the election process has progressed and the work that will be conducted today. As a quorum of the Board was present, the counting process began at 10:04 a.m.

The Board meeting was recessed at 10:04 a.m.

Mr. McGuigan left the meeting at 10:10 a.m.

At 11:10 a.m., after the ballot counting was conducted, the meeting resumed. The Corporate Secretary announced that Director McGuigan left the meeting, resulting in fifteen Directors present with a quorum of eight.

Ms. Wilson reported the election results as follows:

Mutual Two:	Paul C. Pratt, 341; Paula K. Snowden, 333. Quorum only: 8. Abstain: 2.
Mutual Four:	Marsha Gerber, 172. Quorum only: 4. Abstain: 7.
Mutual Six:	Susan Hopewell, 174. Quorum only: 1. Abstain: 2.
Mutual Eight:	Suzanne Fekjar, 112. Quorum only: 1. Abstain: 3.
Mutual Ten:	Ronde Winkler, 147. Quorum only: 2. Abstain: 0.
Mutual Twelve:	No candidate.
Mutual Fourteen:	Barry Lukoff, 166. Quorum only: 4. Abstain: 4.
Mutual Sixteen:	No candidate.

The President thanked the members of Accurate Voting Service for their work. The newly-elected Directors will be installed at the conclusion of the GRF Annual Meeting on June 12, 2018, at 2:00 p.m. in Clubhouse Four.

The meeting was adjourned at 11:14 a.m.

Joy Reed, Corporate Secretary
GRF Board of Directors
dfb: 06.05.18



ORGANIZATIONAL MEETING OF BOARD OF DIRECTORS GOLDEN RAIN FOUNDATION

June 12, 2018

In accordance with Article V, Section 3, of the corporation bylaws and pursuant to due notice being delivered to the Directors and shareholders, a special meeting of the Board of Directors of Golden Rain Foundation was called to order by Executive Director Ankeny, at 3:38 p.m., on Tuesday, June 12, 2018, in Clubhouse Four.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by the Executive Director.

ROLL CALL

Following the roll call, Recording Secretary Bennett reported that Directors members Perrotti, R. Stone, Snowden, L. Stone, Gerber, Hopewell, Rapp, Fekjar, Doderio, Winkler, Heinrichs, Lukoff, Crossley and Moore were present. Directors Gould and Pratt were absent.

BEGIN PROCESS OF ORGANIZATION

The Executive Director called for nominations for the office of President. Mrs. Perrotti nominated Ms. Stone. There being no further nominations, Ms. Stone was declared, by acclamation, President of the Board, for the 2018/2019 term.

President Stone thanked the Board members for their support and opened nominations for the office of Vice President. Ms. Fekjar nominated Mr. Lukoff. There being no further nominations, Mr. Lukoff was declared, by acclamation, Vice President of the Board for the 2018/2019 term.

Nominations were opened for the office of Corporate Secretary. Mrs. Perrotti nominated Mr. Stone. Mrs. Heinrich nominated Ms. Snowden. Ms. Winkler nominated Ms. Fekjar. The first round of voting resulted in a run off ballot between Ms. Fekjar and Ms. Snowden. Ms. Fekjar was elected, in the second round of balloting, as Corporate Secretary for the 2018/2019 term.

Nominations were opened for the office of Treasurer. Mrs. Perrotti nominated Mr. Stone. Mr. Lukoff nominated Ms. Winkler. Ms. Winkler was elected as Treasurer of the Board for the 2018/2019 term.

ANNOUNCEMENTS

The President announced that there will be a Special GRF Board meeting on Monday, June 18, at 10 a.m., in the Administration conference room, to ratify the Committee, Ad hoc Committee and LAMC Advisory Board Committee members. All Committees, with the exception of the Finance Committee, will take place in the afternoon. The next regular Board meeting is scheduled for Tuesday, June 26, 2018, at 1:00 p.m., in Clubhouse Four.

The Board members were advised that the committee assignments will be distributed as soon as possible.

The meeting was adjourned at 3:55 p.m.

Suzanne Fekjar, Corporate Secretary
Board of Directors
/dfb
06.12.18



**SPECIAL BOARD OF DIRECTORS MEETING
GOLDEN RAIN FOUNDATION
June 18, 2018**

CALL TO ORDER

President Stone called the regular monthly meeting of the Board of Directors of the Golden Rain Foundation (GRF) to order at 10:00 a.m. on Monday, June 18, 2018, in the Administration Room.

PLEDGE OF ALLEGIANCE

Corporate Secretary Suzanne Fekjar led the Pledge of Allegiance.

ROLL CALL

Following the roll call, Corporate Secretary Fekjar reported that Directors Perrotti, R. Stone, Pratt, Snowden, L. Stone, Gerber, Gould, Hopewell, Rapp, Fekjar, Winkler, Heinrichs, Lukoff and Crossley were present. Fourteen Directors were present, with a quorum of eight.

PRESIDENTS COMMENTS

President Stone offered no comments.

ANNOUNCEMENTS

The Board met on June 5, 2018 for a Special Meeting for the purpose of elections, and June 12, 2018 for the Annual Meeting and for a special meeting for the purpose of organization. Your new officers are: Linda Stone, President; Barry Lukoff, Vice President; Suzanne Fekjar Corporate Secretary; and Ronde Winkler Treasurer.

The GRF BOD will participate in a Board Planning Session on Wednesday, June 27, from 8:30 a.m. until 4:00 p.m. at the Old Ranch Country Club.

SHAREHOLDER/MEMBER COMMENTS

In accordance with Policy 5610, Participation by Foundation Members, members may enter into a comment period prior to the beginning of business. **NOTE:** Foundation members are permitted to make comments before the business of the Board begins. Requests must be registered in advance of the meeting. The Open Meeting Act allows boards of directors to establish reasonable time limits for the open forum and for speakers to address the board. ([Civ. Code §4925\(b\).](#)) Time limits, per speaker, are limited to:

- 4 minute limit per speaker, when there are no more than 15 speakers
- 3 minute limit per speaker, 16- 25 speakers
- 2 minute limit per speaker, over 26 speakers

No shareholder/member offered comments.

NEW BUSINESS

Establishment of ITS and Service Maintenance Standing Committees, Ratification of Committee Assignments, Ad hoc Committee Assignments and LAMC Advisory Board Assignments

Establishment of ITS Standing Committee and the Service Maintenance Standing Committee

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

TO approve and thereby establish the *Information and Technology Services Standing Committee and the Service Maintenance Standing Committee*. The Committees first order of business will be to draft a Committee charter, for review at the July GRF Board meeting.

Appointments of Committees and Chairs

In accordance with Article 7, Section 1, Article 8 of the Bylaws and Foundation Policy 5100-30, Committee Functions of the Golden Rain Foundation of Seal Beach, The President shall appoint all committees and their members subject to the approval of the GRF Board.

Ms. Stone MOVED, seconded by Ms. Hopewell and carried unanimously by the Board Directors present -

TO approve, in accordance with the Bylaws of the Golden Rain Foundation of Seal Beach and Policy 5100-30 the following standing Committee appointments, per the distributed handout:

The Committee chairs are: Architectural Design and Review Committee – Irma Heinrichs; Communications Committee – Paul Pratt; Executive Committee – Barry Lukoff; Finance Committee – Ronde Winkler; IT Committee – Paula Snowden; Mutual Administration Committee – Susan Hopewell; Physical Property Committee – Kathleen Rapp; Recreation Committee – Leah Perrotti; Security, Bus and Traffic – Wayne Gould; Service Maintenance Committee – Susan Hopewell; Management Services Ad hoc Committee – Kathleen Rapp; Strategic Planning Ad hoc Committee – Richard Stone and appointment of Directors Perry Moore (Chair), Ronde Winkler and Rotating Chairs, as members of the LAMC Medical Advisory Board for the

2018/2019 term.

BOARD MEMBER COMMENTS

Thirteen Board members commented on the proceedings of the meeting.

ADJOURNMENT

The meeting was adjourned was at 10:23 a.m.

Suzanne Fekjar, Corporate Secretary
GRF Board of Directors
/dfb
06.18.18

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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RANDY ANKENY, EXECUTIVE DIRECTOR
SUBJECT: MISSION PARK, ADDENDUM, VINYL SCREENING FENCING
DATE: JUNE 21, 2018
CC: FILE

Based upon feedback received on the Mission Park project, the following addendum is proposed to the approved plans for Mission Park:

1. Installation of 6-foot vinyl fencing, per approved ADRC colors, between the area identified as the Bocce Court and Clubhouse 2 parking lot and vehicle wash area.
2. Installation of vinyl fencing, per approved ADRC colors, at 3 planters to screen the AC units.

Total cost: \$5,400

Funding: Reallocation of project funds in areas where savings have been realized and contingency funds. See attached Exhibit A.

Existing



Proposed



Existing



Proposed



I move to approve the addition of vinyl fencing in the locations as noted in the above pictures and authorize the Executive Director to initiate the installation in the amount of \$5,400. Funding through existing Mission Park project budget.

Mission Park - Budget - Exhibit A to Action Requests

Item	Budget	Expense	Note
Reconfigure Entry from Parking lot	\$2,500		Included in cost below
Demo of existing	\$48,000	\$48,000	Jurado
Oleander Removal		\$3,500	Jurado
New Multi use courts	\$121,627	\$130,277	Zanio
		\$4,000	2 sets expandable posts for Badmitton (holding amount)
Bocce Court	\$15,961	\$15,961	Jurado
		\$500	Handrail - Pending
		\$500	Signage - Pending
Basket Ball court	\$6,200	\$3,500	Jurado - Concrete Pad
		\$1,761	Post and backboard
Concrete and Grading (Orginal Budget)	\$18,850		
Additional (Board approved April 2018)	\$32,000	\$52,051	Concrete - Jurado
Landscape	\$35,000		Irrigation, Trees, Plants, Lawn Seed
GAF Donation	\$15,000		
		\$50,000	Total Landscape Pending
Court Lights Lights	\$6,000	\$33,469	Schlick Services and Evergreen Lights
Reserves (Board approved May)	\$29,689		Includes wash area pole light LED lighting
Reserves Pole Lights (Reserve study 20	\$4,450	\$4,450	Pending
Seating/Patio Furniture/BBQ's	\$41,862	\$15,764	Patio Sets
		\$3,222	Spectator Benches
		\$6,000	BBQ (To be ordered) -Pending
		\$1,000	Miscellaneous - Holding for unknowns
New Woodshop Shed	\$1,500	\$1,500	Holding Fund
Golf Hitting Cage	\$2,500	\$2,500	Holding Fund
Contingency Funding	\$30,000		
			Contingency/Additional/Extras
		\$2,706	Security Cameras
		\$500	Mission Bell -pending
		\$5,800	Water Fountain
		\$900	Signage
		\$5,400	Vinyl Fencing- Pending BOD Approval
		\$2,500	Import clean dirt and remove unplatable fill next to court
		\$2,500	Gravel behind courts
		\$2,660	Aluma Wood Awning at Bocce_ Pending BOD Approval
		\$6,300	New Pad with Aluma Wood Awning - Pending BOD Approval
		\$242	Miscellaneous Pipe and Fittings
		\$2,000	Miscellaneous General - Pending
Total Approved Funds	\$411,139	\$409,463	Total Expense
		\$1,676	Remaining Funds

Additions not covered in funding above
\$18,000 Sod in lue of Seed - Pending BOD Approval
\$30,189 Court Fencing, 10ft tall - Pending BOD Approval
\$48,189 Additional Capital Funding Request - June BOD

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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RANDY ANKENY, EXECUTIVE DIRECTOR
SUBJECT: MISSION PARK, ADDENDUM, ALUMNA WOOD SHADE COVER, BOCCE SEATING AREA
DATE: JUNE 21, 2018
CC: FILE

Based upon feedback received on the Mission Park project, the following addendum is proposed to the approved plans for Mission Park.

1. Installation of a alumna wood lattice shade structure over the Bocce Court seating area, approved ADRC color.

Total cost: \$2,660

Funding, Reallocation of project funds in areas where savings have been realized and contingency funds. See attached Exhibit A.



Proposed style of shade structure



I move to approve the addition of an alumna wood shade structure over the Bocce court seating area as noted in the above pictures and authorize the Executive Director to initiate the installation in the amount of \$2,660. Funding through existing Mission Park project budget.

Mission Park - Budget - Exhibit A to Action Requests

Item	Budget	Expense	Note
Reconfigure Entry from Parking lot	\$2,500		Included in cost below
Demo of existing	\$48,000	\$48,000	Jurado
Oleander Removal		\$3,500	Jurado
New Multi use courts	\$121,627	\$130,277	Zanio
		\$4,000	2 sets expandable posts for Badmitton (holding amount)
Bocce Court	\$15,961	\$15,961	Jurado
		\$500	Handrail - Pending
		\$500	Signage - Pending
Basket Ball court	\$6,200	\$3,500	Jurado - Concrete Pad
		\$1,761	Post and backboard
Concrete and Grading (Orginal Budget)	\$18,850		
Additional (Board approved April 2018)	\$32,000	\$52,051	Concrete - Jurado
Landscape	\$35,000		Irrigatation, Trees, Plants, Lawn Seed
GAF Donation	\$15,000		
		\$50,000	Total Landscape Pending
Court Lights Lights	\$6,000	\$33,469	Schlick Services and Evergreen Lights
Reserves (Board approved May)	\$29,689		Includes wash area pole light LED lighting
Reserves Pole Lights (Reserve study 20	\$4,450	\$4,450	Pending
Seating/Patio Furniture/BBQ's	\$41,862	\$15,764	Patio Sets
		\$3,222	Spectator Benches
		\$6,000	BBQ (To be ordered) -Pending
		\$1,000	Miscellaneous - Holding for unknowns
New Woodshop Shed	\$1,500	\$1,500	Holding Fund
Golf Hitting Cage	\$2,500	\$2,500	Holding Fund
Contingency Funding	\$30,000		
			Contengency/Additional/Extras
		\$2,706	Security Cameras
		\$500	Mission Bell -pending
		\$5,800	Water Fountain
		\$900	Signage
		\$5,400	Vinyl Fencing- Pending BOD Approval
		\$2,500	Import clean dirt and remove unplatable fill next to court
		\$2,500	Gravel behind courts
		\$2,660	Aluma Wood Awning at Bocce_ Pending BOD Approval
		\$6,300	New Pad with Aluma Wood Awning - Pending BOD Approval
		\$242	Miscellaneous Pipe and Fittings
		\$2,000	Miscellaneous General - Pending
Total Approved Funds	\$411,139	\$409,463	Total Expense
		\$1,676	Remaining Funds

Additions not covered in funding above
\$18,000 Sod in lue of Seed - Pending BOD Approval
\$30,189 Court Fencing, 10ft tall - Pending BOD Approval
\$48,189 Additional Capital Funding Request - June BOD

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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RANDY ANKENY, EXECUTIVE DIRECTOR
SUBJECT: MISSION PARK, ADDENDUM, ADDITIONAL SEATING AREA WITH SHADE COVER
DATE: JUNE 21, 2018
CC: FILE

Based upon feedback received on the Mission Park project, the following addendum is proposed to the approved plans for Mission Park:

1. Installation of a 10 foot by 20-foot slab, concrete to match existing
2. Installation of an alumna wood lattice shade structure over the slab

Total cost: \$6,300

Funding, Reallocation of project funds in areas where savings have been realized and contingency funds. See attached Exhibit A.



I move to approve the additional seating area with shade cover in the location as noted in the above pictures and authorize the Executive Director to initiate the installation in the amount of \$6,300. Funding through existing Mission Park project budget.

Mission Park - Budget - Exhibit A to Action Requests

Item	Budget	Expense	Note
Reconfigure Entry from Parking lot	\$2,500		Included in cost below
Demo of existing	\$48,000	\$48,000	Jurado
Oleander Removal		\$3,500	Jurado
New Multi use courts	\$121,627	\$130,277	Zanio
		\$4,000	2 sets expandable posts for Badmitton (holding amount)
Bocce Court	\$15,961	\$15,961	Jurado
		\$500	Handrail - Pending
		\$500	Signage - Pending
Basket Ball court	\$6,200	\$3,500	Jurado - Concrete Pad
		\$1,761	Post and backboard
Concrete and Grading (Orginal Budget)	\$18,850		
Additional (Board approved April 2018)	\$32,000	\$52,051	Concrete - Jurado
Landscape	\$35,000		Irrigation, Trees, Plants, Lawn Seed
GAF Donation	\$15,000		
		\$50,000	Total Landscape Pending
Court Lights Lights	\$6,000	\$33,469	Schlick Services and Evergreen Lights
Reserves (Board approved May)	\$29,689		Includes wash area pole light LED lighting
Reserves Pole Lights (Reserve study 20	\$4,450	\$4,450	Pending
Seating/Patio Furniture/BBQ's	\$41,862	\$15,764	Patio Sets
		\$3,222	Spectator Benches
		\$6,000	BBQ (To be ordered) -Pending
		\$1,000	Miscellaneous - Holding for unknowns
New Woodshop Shed	\$1,500	\$1,500	Holding Fund
Golf Hitting Cage	\$2,500	\$2,500	Holding Fund
Contingency Funding	\$30,000		
			Contingency/Additional/Extras
		\$2,706	Security Cameras
		\$500	Mission Bell -pending
		\$5,800	Water Fountain
		\$900	Signage
		\$5,400	Vinyl Fencing- Pending BOD Approval
		\$2,500	Import clean dirt and remove unplatable fill next to court
		\$2,500	Gravel behind courts
		\$2,660	Aluma Wood Awning at Bocce_ Pending BOD Approval
		\$6,300	New Pad with Aluma Wood Awning - Pending BOD Approval
		\$242	Miscellaneous Pipe and Fittings
		\$2,000	Miscellaneous General - Pending
Total Approved Funds	\$411,139	\$409,463	Total Expense
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Additions not covered in funding above
\$18,000 Sod in lue of Seed - Pending BOD Approval
\$30,189 Court Fencing, 10ft tall - Pending BOD Approval
\$48,189 Additional Capital Funding Request - June BOD

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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RANDY ANKENY, EXECUTIVE DIRECTOR
SUBJECT: MISSION PARK, ADDENDUM, SOD INSTEAD OF SEED
DATE: JUNE 21, 2018
CC: FILE

Based upon feedback received on the Mission Park project, the following addendum is proposed to the approved plans for Mission Park:

1. Installation of sod instead of seed

Total cost: \$18,000 (proposal from Anguiano Lawn Care - \$17,944)

Funding: Capital.

Originally seed was planned (cost savings), will take -6-8 weeks to grown in



Sod would provide an instant usable lawn



I move to approve the additional Capital funding, in the amount of \$18,000, for the installation of sod at the Mission Park project and authorize the President to sign the contract.



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

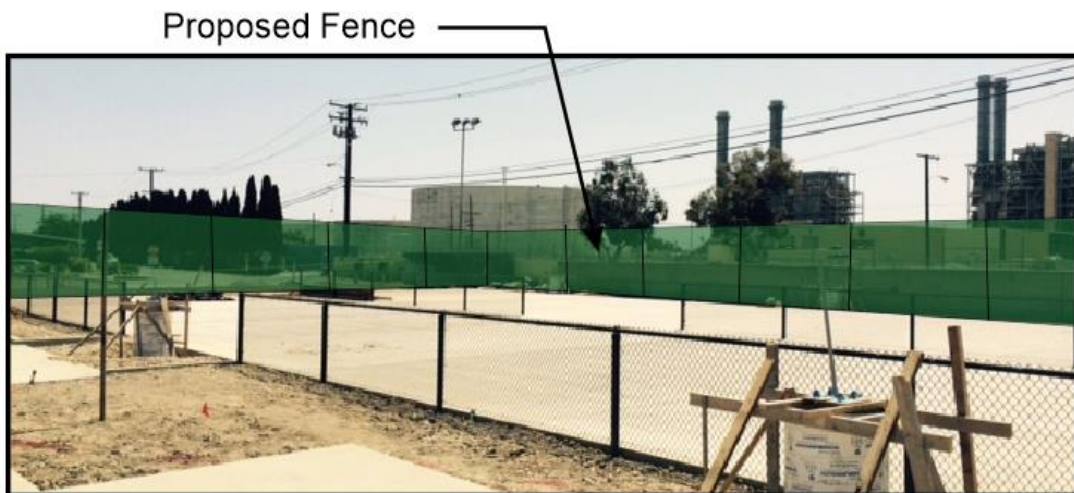
TO: GRF BOARD OF DIRECTORS
FROM: RANDY ANKENY, EXECUTIVE DIRECTOR
SUBJECT: MISSION PARK, ADDENDUM, COURT FENCING WITH WIND SCREEN
DATE: JUNE 21, 2018
CC: FILE

Based upon feedback received on the Mission Park project, the following addendum is proposed to the approved plans for Mission Park:

1. Installation of 270 linear feet of 10-foot-tall fencing with wind screen

Total cost: \$30,189 (proposal from Zanio Courts -attached), note, due to time constraints, staff reached out to two (2) other vendors, verbal pricing received was in excess of \$32,000 for same materials and length.

Funding, Capital.



Original plans provided for no fencing and allowed the surrounding landscape to act as a fence. Feedback from many future court users has indicated a need for a fence to prevent errant balls from leaving the court surface, and windscreens to enhance playability.



I move to approve the additional Capital funding, in the amount of \$30,189 for the installation of 270 linear feet of 10-foot-tall fencing, with windscreen, for the multipurposed court at the Mission Park project and authorize the President to sign the contract.

**ZAINO
TENNIS
COURTS
INC.**

950 North Batavia Street, Orange, California 92867 • Phone 714.744.1885 • Fax 714.744.2877
License #581699 A, C32 Bonded • Expires 11/30/2018
2014 *USTA Facility of the Year Stadium 2 IWTG*
2011 *ASBA Residential Tennis Facility of the Year Award*
2011 *ASBA "Court of the Year" Award Winner*
2007-2011 *UCLA Farmers Insurance Classic Tennis Tournament*
1998-2006 *UCLA Mercedes Cup ~ 1992-2003 ASBA "Court of the Year" Award Winner*

**CONTRACT
Change
Order
17-11445-C-B**

This contract, entered into this 21st day of June, 2018, between Zaino Tennis Courts, Inc. hereinafter "Contractor"
And David Ridge – Project coordinator Building Inspector, hereinafter "Agent" Golden Rain Foundation– 13681 El Dorado Dr.,
Seal Beach CA 90740

Phone: 562 431 6586 x365 Email: Davidr@lwsd.com

Zaino Tennis Courts, Inc. is an Authorized Plexipave & Coval Coatings Contractor

The following are specifications and costs for the installation of fencing

Approximately 270'x 10' around 4 pickle ball courts located at Leisure World Seal Beach – 13681 El Dorado Dr., Seal Beach CA 90740

Proposal: Installing of fencing 270'x 10' approximately 4 Pickle ball court fencing

(Owner to provide all permits, variances or conditional use permits as required by the City or County of Seal Beach) (Metal costs subject to change day to day)

Fence: 10' high

Furnish and install 270 lf x 10' high chain link fence

All fence posts to be full weight steel pipe 2 7/8" O.D. galvanized.

All top rails and corner braces to be 1 5/8" O.D. galvanized.

Tension wire at bottom.

#9 gauge vinyl 1 1/4" mesh chain link fence.

Posts and rails powder coated to match green or black

Windscreens:

Install new green polypropylene open or closed mesh 270' X 10'. Install windscreens of open or closed mesh, will be centered on tennis court. include 2, 7' x4' gates located on the back corners.

Labor and material cost.....\$ 30,189.00

PRICE QUOTED IS GOOD FOR 90 DAYS FROM DATE BELOW

The provisions set forth above are hereby incorporated in and made a part of this CONTRACT.

IN WITNESS WHEREOF, the parties hereto have executed this CONTRACT the day and year set forth below.

OWNER OR AGENT

Name: _____

Signature: _____

Date: _____

CONTRACTOR

Trevor Starr

ZAINO TENNIS COURTS, INC.

Date: June 21, 2018