



Board of Directors

Agenda

Clubhouse Four

Tuesday, July 24, 2018

10:00 a.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 (pp. 1-2)
- 8) Approval of Minutes
 - a) May 22, 2018 (pp. 3-22)
 - b) June 5, 2018 (Special) (pp 23-24)
 - c) June 12, 2018 (Special) (pp. 25-26)
 - d) June 18, 2018 (Special) (pp. 27-30)
 - e) June 26, 2018 (pp. 31-36)
- 9) Reports (N/A)
- 10) New Business
 - a) General
 - i. Approval of GRF Board of Directors' Mission Statement (Ms. Stone, pp. 37-38)

ii. Approval of GRF Board of Directors' Goals

1. Attract and Retain Qualified Employees (Mr. Lukoff, pp. 39-40)
2. Increase Organizational Effectiveness and Efficiency (Ms. Rapp, pp. 41-42)
3. Improve Community Access Control (Mr. Gould, pp. 43-44)
4. Protect, Preserve and Improve Trust Assets (Ms. Winkler, pp. 45-46)
5. Improve and enhance Hardware, Software and use of Technology (Ms. Snowden, pp. 47-48)

iii. Appointment of Mutual Sixteen Representative (Ms. Fekjar, pp. 49-50)

iv. Approve Medical Center Lease (handout) (Ms. Hopewell)

b) Finance Committee

- i. Accept June Financial Statements (Ms. Winkler, pp. 51-56)
- ii. Approve CDAR Purchase (Ms. Snowden, pp. 57-58)
- iii. Approve Limited Use of Trust Property Lease – Mutual Fourteen (Mr. Crossley, pp. 59-60)
- iv. Approve Limited Use of Trust Property Lease – Leisure World Trailer Club (Ms. Winkler, pp. 61-70)

c) Physical Property Committee

- i. Capital Funding Request - Medical Center to Clubhouse Six Crosswalk Revision (pp. Ms. Gerber, pp. 71-74)

d) Recreation Committee

- i. Capital Funding Request – Patio Furniture, Veterans' Plaza (pp. Ms. Heinrichs, pp. 75-76)
- ii. Adopt Policy 1445-52, Mission Park Programs (Mr. Dodero, pp. 77-80)
- iii. Adopt Policy 1446-53, Veterans' Plaza Programs (Mrs. Perrotti, pp. 81-82)

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, August 28, 10 a.m. Clubhouse Four

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 May 2018 Committee meetings:

- Minutes of the Recreation Committee Board Meeting of May 2, 2018
- Minutes of the Physical Properties Committee Board Meeting of May 7, 2018
- Minutes of the Security, Bus & Traffic Committee Board Meeting of May 9, 2018
- Minutes of the Executive Committee Board Meeting of May 11, 2018
- Minutes of the Finance Committee Board Meeting of May 17, 2018
- Minutes of the Special Recreation Committee Board Meeting of May 18, 2018

Using a consent calendar format, the GRF Board of Directors is requested to approve these Committee Board meeting minutes in one motion.

These Committee Board meeting minutes will be available on the Foundation's website for view after approval. If you would like a hard copy of the minutes, please see a staff member in the Administration Office.

Thank you.

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**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

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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

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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. Doderio-

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

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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. Doderio -

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

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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 Mutuels 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

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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

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 Mutuals. 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

Golden Rain Foundation Board Meeting Minutes, May 22, 2018

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, Doderio, 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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**BOARD OF DIRECTORS MEETING MINUTES
GOLDEN RAIN FOUNDATION
June 26, 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 1:00 p.m., on Tuesday, June 26, 2018, in Clubhouse Four.

PLEDGE OF ALLEGIANCE

Theater Club President Taylor White led the Pledge of Allegiance.

ROLL CALL

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

Sixteen Directors were present.

PRESIDENTS COMMENTS

Welcome everyone and thank you for coming. Today's Monthly meeting is the official start of the 2019-2019 term.

This coming Thursday marks the opening of the Summer Amphitheater Season beginning with Frankie Avalon and sponsored by Briskey On-Site Sales. Koffels Food service will be on hand for their tri-tip BBQ at very reasonable prices. And you get to hear the fabulous new sound system within the newly painted Amphitheater.

Be sure to join us on July 4th at the Annual Independence Day festivities in Clubhouse 6 parking lot. There will be a Classic Car Show, Golf Cart Parade by Rollin' Thunder, appearance by the Ram's Cheerleaders, entertainment by Mark Barnett and the Black & White Knights, delicious barbeque and displays by the Leisure World arts and crafts clubs. Activities start at 10 am. Be sure to attend and celebrate the 4th with your Leisure World family.

The GRF offices will be open July 3rd with modified staff and will be closed on the 4th.

Golden Rain Foundation Board Meeting Minutes, June 26, 2018

Committee meetings will start with the Physical Property Committee on Monday, July 2nd at 1 pm in Admin. The next meeting is the Recreation Committee on Tuesday, July 3rd. July will see some rearrangement to committee meetings due to the July 4th Holiday. But all committees with two exceptions will be in the afternoon at 1 pm: Finance is at 10 am and beginning in August, the monthly Recreation Committee meeting will be at 10 am, both will be held in the Administration Conference Room.

We have a busy year planned and I will keep you informed each month of upcoming plans. There will be three evening meetings: September, January and May. There will also be several town hall meetings this term beginning with one on July 30th or 31st (TBA) and a Pool Town Hall on August 29th.

I hope you are keeping watch on the progress of the Mission Park Multi-Use Courts. I know the Bocce Ball Court and the Basketball hoop is in and the Pickle Ball courts are ready for paint. Today's meeting will determine some finishing touches. I believe we are on target for the end of July opening.

This year we will continue our Reserve Project to upgrade the clubhouses with Clubhouse Two starting at the first of the year. Look for a Town Hall to explain how this will affect your club meetings, club events and general participation at the Clubhouse Two.

Please note that I will continue to register my vote on each issue of business brought before the board. I believe that members deserve to know where I stand on an issue. I think it is important to know how each member of the board votes on every item of business. All decisions are decided by the 18-member Board of Directors.

I would now like to welcome our newest Director: Marsha Gerber from Mutual 4.

We will be holding a special meeting at the end of July for the candidates from Mutual 12 and Mutual 16.

And now to the important business at hand.

ANNOUNCEMENTS

The GRF Board of Directors met for an Executive Session meeting on June 1 and June 8, 2018 to discuss legal and contractual matters.

SERVICE ANNIVERSARIES

Six employees were recognized with a service award.

Randy Ankeny	Administration Department	5 years
Barbara Shuler	Finance Department	5 years
Hector Paz	Service Maintenance Department	10 years
Kenneth Streltsoff	Recreation Department	10 years
Tom Lockhart	Copy & Supply Center	20 years
Ruth Osborn	News Department	30 years
Cathie Merz	News Department	35 years

SEAL BEACH COUNCIL MEMBER'S REPORT

Seal Beach Council Member Sandra Massa Lavitt was unavailable to attend today's 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

Two shareholder/members offered comments

CONSENT CALENDAR – APPROVAL OF BOARD COMMITTEE MEETING MINUTES

The Committee minutes of May 2018 will be submitted for approval at the July 2018 meetings.

APPROVAL OF BOARD MEETING MINUTES

Approval of the minutes of the May 22, 2018, June 5, 2018, June 12, 2018 and June 18, 2018 meetings was deferred until the July meeting.

REPORTS

No Committees met in June.

NEW BUSINESS

General

Mission Park Addendums, Vinyl Screening Fencing

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 Two parking lot and vehicle wash area and 2) installation of vinyl fencing, per approved ADRC colors, at three 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 (attached in agenda packet).

Ms. Winkler MOVED, seconded by Ms. Hopewell –

TO approve the addition of vinyl fencing, in the locations indicated in the agenda packet and authorize the Executive Director to initiate the installation, in the amount of \$5,400. Funding through existing Mission Park project budget.

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

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

Mission Park Addendums, Alumna Wood Shade Cover, Bocce Seating Area

Based upon feedback received on the Mission Park project, the following proposed addendum is proposed to the approved plans for Mission Park: installation of an 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 (attached in the agenda packet).

Ms. Gerber MOVED, seconded by Mr. Dodero—

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

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

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

Mission Park Addendums, Additional Seating Area with Shade Cover

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 and 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 (attached in the agenda packet).

Ms. Fekjar MOVED, seconded by Ms. Hopewell–

TO approve the additional seating area, with shade cover, as indicated in the agenda packet and authorize the Executive Director to initiate the installation, in the amount of \$6,300. Funding through existing Mission Park project budget.

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

The motion failed with eleven no votes (Crossley, Dodero, Gerber, Gould, Heinrichs, Lukoff, Moore, Pratt, Rapp, Snowden, Stone).

Mission Park Addendums, Sod instead of Seed

Based upon feedback received on the Mission Park project, the following addendum is proposed to the approved plans for Mission Park: installation of sod instead of seed, total cost: \$18,000 (proposal from Anguiano Lawn Care - \$17,944); funding: Capital.

Mrs. Perrotti MOVED, seconded by Ms. Rapp –

TO approve 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.

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

The motion was carried with five no votes (Crossley, Dodero, Lukoff, Pratt, R. Stone).

Mission Park Addendums, Court Fencing with Wind Screen

Based upon feedback received on the Mission Park project, the following addendum is proposed to the approved plans for Mission Park: installation of 270 linear feet of 10-foot-tall fencing with wind screen; total cost: \$29,000 (proposal from Zanio Courts - \$28,702); note, due to time constraints, staff reached out to two (2) other vendors. The verbal pricing received was more than \$30,000 for same materials and length. Funding is from Capital funds.

Ms. Rapp MOVED, seconded by Ms. Fekjar–

TO approve additional Capital Funding, in an amount not to exceed \$24,000, for the installation of 270 linear feet of 10-foot-tall fencing,

with windscreen for the multi-purposed court at the Mission Park

project and authorize the President to sign the contract.

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

The motion was carried unanimously.

CONTROLLER'S REPORT

The Finance Director did not provide a report.

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 2:36 p.m.

Suzanne Fekjar, Corporate Secretary
GRF Board of Directors
dfb



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RANDY ANKENY, EXECUTIVE DIRECTOR
SUBJECT: GRF MISSION STATEMENT
DATE: JULY 15, 2018
CC: FILE

At the June 27, 2018 Planning Retreat, Marilyn Snider, Facilitator, guided the Board in the drafting of a proposed GRF Mission Statement to:

- Define GRF purpose
- Identify the goals of GRF operations
- Provide a shared understanding of GRF's intended direction

Proposed Mission Statement:

"The Golden Rain Foundation provides an enhanced quality of life for our active adult community of Seal Beach Leisure World."

I move to approve the Mission Statement of GRF as "The Golden Rain Foundation provides an enhanced quality of life for our active adult community of Seal Beach Leisure World. "

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Golden Rain Foundation

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Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RANDY ANKENY, EXECUTIVE DIRECTOR
SUBJECT: 2018/19 GOAL 1, ATTRACT AND RETAIN QUALITY EMPLOYEES
DATE: JULY 15, 2018
CC: FILE

At the June 27, 2018 Planning Retreat, Marilyn Snider, Facilitator, guided the Board to highlight a core set of shared goals to guide the Board and its respective committee actions, during the 2018/2019 Board term.

Goal 1 - Attract and retain quality employees (Exhibit A)

I move to approve Goal 1, Attract and retain quality employees and direct applicable committee/committees and GRF staff to take reasonable actions to accomplish Goal 1, as outlined in Exhibit A.

Exhibit A

THREE-YEAR GOAL: <i>ATTRACT AND RETAIN QUALITY EMPLOYEES</i>						
WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the August 10, 2018 Executive Committee meeting	Cindy Flynn	Present to the Committee a benefit analysis of having limited service hours for employees to interact with clients, customers, and vendors.				
2. At the August 28, 2018 Board meeting	Barry and the Executive Committee	Present to the Board for approval a proposal and budget for a formal Employee Referral Program.				
3. At the Oct. 23, 2018 Board meeting	The Executive Committee	Present to the Board a Salary and Benefits Analysis, with recommendations, comparing GRF compensation to the market.				



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RANDY ANKENY, EXECUTIVE DIRECTOR
SUBJECT: 2018/19 GOAL 2, INCREASE ORGANIZATIONAL EFFECTIVENESS AND EFFICIENCY
DATE: JULY 15, 2018
CC: FILE

At the June 27, 2018 Planning Retreat, Marilyn Snider, Facilitator, guided the Board to highlight a core set of shared goals to guide the Board and its respective committee actions, during the 2018/2019 Board term.

Goal 2 - Increase organizational effectiveness and efficiency (Exhibit A)

I move to approve, Goal 2, Increase organizational effectiveness and efficiency and direct applicable committee/committees and GRF staff to take reasonable actions to accomplish Goal 2, as outlined in Exhibit A.

Exhibit A

THREE-YEAR GOAL: <i>INCREASE ORGANIZATIONAL EFFECTIVENESS AND EFFICIENCY</i>						
WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the August 28, 2018 Board meeting	Randy Ankeny	Recommend to the Board for approval limited office hours.				
2. At the Oct. 23, 2018 Board meeting	Kathy Rapp – lead, and the Physical Property Committee, with input from Mark Weaver and David Rudge	Present the process and sample specifications for the contractors of record to the Board for approval.				
3. At the Nov. 27, 2018 Board meeting	Paula Snowden, lead, and the ITS Committee, with input from the Mutual Administration Committee (Susan Hopewell – lead), and the Finance Committee	Present to the Board purchase of policy management software, including governing policy and costs.				



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RANDY ANKENY, EXECUTIVE DIRECTOR
SUBJECT: 2018/19 GOAL 3, IMPROVE COMMUNITY ACCESS CONTROL
DATE: JULY 15, 2018
CC: FILE

At the June 27, 2018 Planning Retreat, Marilyn Snider, Facilitator, guided the Board to highlight a core set of shared goals to guide the Board and its respective committee actions, during the 2018/2019 Board term.

Goal 3 – Improve community access control (Exhibit A)

I move to approve Goal 3, improve community access control and direct applicable committee/committees and GRF staff to take reasonable actions to accomplish Goal 3, as outlined in Exhibit A.

Exhibit A

THREE-YEAR GOAL: IMPROVE COMMUNITY ACCESS CONTROL						
WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. By October 15, 2018	Paul Bristow	Present to the Finance Committee a Competitive Bid Access System.				
2. At the Oct. 23, 2018 Board meeting	Wayne Gould (lead) and the SBT Committee, with input from Paul Bristow	Present to the Board for approval a Visitor Management System.				
3. At the Nov. 24, 2018 Board meeting	Wayne Gould (lead) and the SBT Committee, with input from Paul Bristow	Present to the Board for approval the Access System.				



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RANDY ANKENY, EXECUTIVE DIRECTOR
SUBJECT: 2018/19 GOAL 4, PROTECT, PRESERVE AND IMPROVE TRUST ASSETS
DATE: JULY 15, 2018
CC: FILE

At the June 27, 2018 Planning Retreat, Marilyn Snider, Facilitator, guided the Board to highlight a core set of shared goals to guide the Board and its respective committee actions, during the 2018/2019 Board term.

Goal 4 – Protect, Preserve and Improve Trust Assets. (Exhibit A)

I move to approve Goal 4, Protect, Preserve and Improve Trust Assets and direct applicable committee/committees and GRF staff to take reasonable actions to accomplish Goal 4, as outlined in Exhibit A.

Exhibit A

THREE-YEAR GOAL: <i>PROTECT, PRESERVE, AND IMPROVE TRUST ASSETS</i>						
WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. At the Aug. 28, 2018 Board meeting	Ronde Winkler, Finance Committee Chair, with input from legal assistance and the Finance Committee	Present an Investment Policy to the Board for approval.				
2. At the Oct. 23, 2018 Board meeting	Ronde Winkler (lead) and the Finance Committee	Review the financial approval process for the expenditure of reserve funds and recommend to the Board for approval changes to improve efficiency.				



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RANDY ANKENY, EXECUTIVE DIRECTOR
SUBJECT: 2018/19 GOAL 5, IMPROVE AND ENHANCE HARDWARE, SOFTWARE AND USE OF TECHNOLOGY
DATE: JULY 15, 2018
CC: FILE

At the June 27, 2018 Planning Retreat, Marilyn Snider, Facilitator, guided the Board to highlight a core set of shared goals to guide the Board and its respective committee actions, during the 2018/2019 Board term.

Goal 5 – Improve and enhance hardware, software and use of technology (Exhibit A)

I move to approve Goal 5, improve and enhance hardware, software and use of technology and direct applicable committee/committees and GRF staff to take reasonable actions to accomplish Goal 5, as outlined in Exhibit A.

Exhibit A

THREE-YEAR GOAL: IMPROVE AND ENHANCE HARDWARE, SOFTWARE AND USE OF TECHNOLOGY						
WHEN	WHO	WHAT	STATUS			COMMENTS
			DONE	ON TARGET	REVISED	
1. By July 15, 2018	Daniel Fabian and Carolyn Miller	Present a proposal to the IT Committee for approval for presentation to the Board for replacement of Adopt and Great Plains software.				
2. At the July 17, 2018 IT Committee meeting	Daniel Fabian	Identify needed software and hardware upgrades and present to the IT Committee for review for presentation to the Board for inclusion in the 2019 budget.				
3. By Dec. 3, 2018	Daniel Fabian and Nataly Chigireva	Identify departments' use of technology and recommend necessary training to the Department Heads.				



BOARD ACTION REQUEST

TO: BOARD OF DIRECTORS – GOLDEN RAIN FOUNDATION
FROM: LINDA STONE, GRF PRESIDENT
SUBJECT: APPOINT GRF DIRECTOR FOR MUTUAL SIXTEEN
DATE: JULY 24, 2018

At 4:30 p.m. on June 25, the nominating period closed with no nominations received at the Stock Transfer Office for candidates for the GRF Director representing Mutual Sixteen, as set forth in the application procedures.

Pursuant to Article VI, Section 6, of the GRF Bylaws, if no nominations are received, the GRF Board shall appoint a Foundation member to serve.

Section 6. Vacancies. Any vacancy in the Board of Directors caused by death, resignation or disability of a Director shall be filled by a majority of the remaining Directors or by the sole remaining Director.

Upon occurrence of such vacancy, the secretary of this Corporation shall notify the president of the Mutual Corporation affected by such vacancy and shall at the same time notify the members of this corporation who are residents of said Mutual Corporation. Within five (5) days of the date of said notice to the president of the Mutual Corporation and to the members of said Mutual Corporation, the secretary of this corporation shall be notified in writing by the secretary of the Mutual Corporation of the names of the nominees for the office in which said vacancy has occurred and in the event no nominees are named by said Corporation, said office shall be filled by a vote of a majority of the remaining directors of this corporation or by the sole remaining director.

Within ten (10) days after receipt of the names of such nominees, the secretary of this corporation shall cause ballots to be mailed to the members of this corporation who are residents of the Mutual Corporation affected by said vacancy.

The ballots mailed to the members of this corporation who are residents of the Mutual Corporation shall be returned to the secretary of this corporation within fifteen (15) days of mailing. The secretary of this corporation is authorized to delegate the counting of said ballots to the Administrator or a certified public accounting firm for counting and tallying. Within twenty (20) days of the mailing of the ballots the Board of Directors of this corporation shall, at a meeting open to all members of this corporation, declare the name of the member elected as a director to fill said vacancy by reason of said ballots. Said director so elected shall immediately be installed in office as a member of the Board of Directors of this corporation.

Nominees for election as candidates for said office may be made by petitions signed by at least twenty (20) active members of the corporation who are members of the Mutual in which said vacancy in the office of the director exists, or by the Board of Directors of said Mutual Corporation. As provided in this section, said petitions shall be delivered to the secretary of the Mutual Corporation so affected so that nominations, whether by members or by the board of Directors of said Mutual, may be transmitted to the secretary of this corporation within the time specified in this section.

Upon consultation with Mutual Sixteen, Steve McGuigan has been chosen to fill the vacancy (see attached Mutual Board meeting summary report). If approved, Mr. McGuigan shall serve as a GRF Director until the merger with Mutual Fifteen is finalized.

I move to appoint Steve McGuigan as the GRF Director for Mutual Sixteen until the merger with Mutual Fifteen is finalized.

Revised 07.20.18



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RANDY ANKENY, EXECUTIVE DIRECTOR
SUBJECT: LEASE, TRUST PROPERTY, BUILDING IDENTIFIED AS THE MEDICAL CENTER
DATE: JULY 19, 2018
CC: FILE

The Golden Rain Foundation (GRF) is the owner (In Trust) of the premises which consists of the premises located at 1661 Golden Rain Road, Seal Beach, California, 90740 ("Premises"), sometimes referred to as the "Medical Center."

The primary use of the Premises identified as the Medical Center is a general use amenity in accordance with applicable policies and agreements to provided Health and Health Care related services.

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 of Trust Property. Further, the GRF Board must act in a manner which represents the mutual benefit of all members of GRF.

On May 30, 2018, due notice (attached) was given by the Los Alamitos Medical Center of non-renewal of the agreement between GRF and Los Alamitos Medical Center which originated on December 28, 1988.

Request For Proposals were sent to qualified Medical Services Providers for the lease of the premises. General Recap of responses are as follows:

Item	Optum	CareMore
Monthly Lease		
Minimum \$51,000	\$55,000 (2018 -2023) \$60,000 (2023- 2018)	\$51,000 (2018-2023)
Acceptance of Premise	\$3,000,000 commitment to center to improve and replace roof and AC systems	As is, improvements to center based upon number of patients
Required Services		
Medical services	YES	YES
Health Education	YES	YES
Optical	YES	YES
Transportation	YES	Partnership with Lyft
Pharmacy	YES	YES
Home health care	YES	YES
Laboratory	YES	YES
Physical Therapy	YES	YES
<i>Additional noted services</i>	<ul style="list-style-type: none"> • Same day appointment for urgent problems • 24/7 on-site on call nurse • Expanded office hours, including Saturday • Home Doctors' Visits • \$1,000,000 in new equipment (Xray) • \$100,000 towards community wellness programs 	<ul style="list-style-type: none"> • Clinic and Seminars • Value added services • Proactive, targeted outreach to residents • Engagement at community event • Togetherness program • New technological services - Amaze
Insurance Plans (Partial List)	AARP Aetna Alignment Blue Shield Humana On Care Medicare SCAN United Health Care	Aetna Medicare Advantage HMO Alignment Health Plan Anthem MA HMO Blue Shield 65+ and 65+ Choice Medicare Advantage Golden State Medicare SCAN Health Plan United Healthcare Medicare Advantage

No disruption in service	YES	Yes

I move to approve a lease of Trust Property identified as the Premises located at 1661 Golden Rain Road, Seal Beach, California, 90740, for an initial term of five (5) years, December 1, 2018 to November 30, 2023, between the Golden Rain Foundation of Seal Beach and Optum Care, for the use of a portion of Trust Property as identified, per Optum Care proposal dated July 12, 2018 and terms and conditions of the attached agreement, and authorize the President to sign the agreement conditioned upon Optum Care submission of all documents required under the agreement.



3751 Katella Ave • Los Alamitos • CA 90720

ph: 562.598.1311 or 714.826.6400

losalamitosmedctr.com

May 30, 2018

Delivered by Hand

Golden Rain Foundation

Attn: Randy Ankeny, Executive Director and Linda Stone, President

13531 St. Andrews Drive

Seal Beach, CA 90740

Re: Leisure World Health Care Center Lease Agreement dated December 28, 1988, as amended April 1, 1992, May 1, 1998, July 22, 2009, and January 6, 2014 by and between Los Alamitos Medical Center, Inc., a California Corporation, doing business as Los Alamitos Medical Center (formerly Tenet HealthSystem Hospitals, Inc., a Delaware Corporation) (hereinafter referred to as "LAMC") and Golden Rain Foundation (the "Lease"); and Leisure World Health Center Management Agreement dated December 28, 1988, as amended February 19, 1991, April 1, 1992, February 1, 1998, December 15, 2007, and April 30, 2015 by and between LAMC and Golden Rain Foundation (the "Agreement")

Dear Mr. Ankeny and Ms. Stone:

The purpose of this letter is to provide formal written notice that LAMC will not renew the Lease with Golden Rain Foundation and thus, the Lease shall terminate in accordance with its terms on November 30, 2018. Moreover, this letter shall also serve as formal written notice that LAMC will not renew the Agreement which shall be co-terminus with the Lease on November 30, 2018.

I want to assure you that this is a decision that LAMC does not take lightly and it intends to assist Golden Rain with a smooth transition to another experienced healthcare partner to operate Leisure World.

If you have any questions or concerns regarding this notice, please do not hesitate to contact me.

Respectfully,

Kent Clayton

Chief Executive Officer

Los Alamitos Medical Center





Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE (CM)
SUBJECT: ACCEPTANCE OF THE JUNE FINANCIAL STATEMENTS
DATE: JULY 16, 2018
CC: FILE

At the regularly scheduled meeting of the Finance Committee on July 16, 2018, the Committee duly moved to recommend to the Golden Rain Foundation Board of Directors acceptance of the June 2018 financial statements for audit.

Our Director of Finance, Carolyn Miller will give a recap of the June 2018 financial statements. At the end of the report, a motion will be made to accept the June 2018 financial statements for audit.

I move that the GRF Board of Directors accept the June 2018 financial statements for audit.

Financial Recap – June 2018

As of the six-month period ended June 2018, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$377,628.

Major variances are:

Employment Taxes & Benefits	198,552	Favorable: P/R Taxes \$45K; Workers' Comp \$73K; Group Ins \$67K; 401(k) Match \$14K
Temporary Agency Fees	(90,404)	Temporary help for key positions.
Professional Fees	30,630	Legal expenses less than budget
Facilities Rentals & Maintenance	41,886	Repairs & Maint \$8K; Landscape \$25K; Service Contracts \$8K
Property & Liability Insurance	75,132	Favorable: Actual premiums less than budget; Est. YE variance: \$129K
Other Income	94,410	Permits \$15K; Recreation \$14K; Shipping recov. \$12K; Donations \$15K; Parking fines \$12K
News Advertising Income	(72,724)	Unfavorable: Budget was more optimistic than current advertiser interest

	Fund Balance	Allocated For 2018 Projects	Allocated For Future Projects	For details, see page
Reserve Funds				
Repairs & Replacements	\$9,422,269	\$2,635,513	\$6,786,756	9

	Fund Balance	Allocated Funds	Unallocated Funds	For details, see page
Capital Funds				
Capital Improvements	\$1,788,098	\$484,801	\$1,303,297	11

Total approved unbudgeted operating expenses were \$71,347 as of year-to-date.

P.O. Box 2069
Seal Beach CA 90740

Description			
	Current Assets:		
	Cash & cash equivalents	248,042	
1122000	Non-Restricted Funds	14,920	
	Receivables	668,680	
	Prepaid expenses	253,506	
	Inventory of maintenance supplies	547,065	

	Total Current Assets		1,732,213
	Designated deposits		
1211000	Contingency Operating Fund	500,000	
	Reserve Fund	9,422,269	
1212500	Capital Improvement Fund-GRF	1,788,098	
1213000	Liability Deductible & Hazard Fund	204,287	

	Total designated deposits		11,914,654
	Notes Receivable		
1411000	Notes Receivable	26,577	

	Total Notes Receivable		26,577
	Fixed Assets		
	Land, Building, Furniture & Equipment	36,341,363	
	Less: Accumulated Dep'n	(23,418,713)	

	Net Fixed Assets		12,922,650
	Other Assets		-----
	Total Assets		26,596,093
			=====

P.O. Box 2069
Seal Beach CA 90740

Description			
Liabilities & Equity			
Current Liabilities:			
	Accounts payable	307,039	
	Project Commitments	1,360,607	
	Prepaid Deposits	11,275	
	Accrued payroll & payroll taxes	613,600	
	Accrued expenses	200,057	
	Accrued property taxes	120,690	

	Total Current Liabilites	2,613,268	
	Total Liabilities		2,613,268
Equity			
Mutuals' Beneficial Interest			
3211000	Contingency Operating Reserve Equity	500,000	
3212000	Reserve Equity	8,247,326	
3394000	Capital Fund Equity	1,602,435	
3310000	Beneficial Interest in Trust	10,457,536	

	Total Mutuals' Beneficial Interest		20,807,297
Membership interest			
	Membership certificates of 844 shares @ \$200 par value, and 5,764 shares @ \$250 par value, authorized, issued and outstanding	1,609,800	
	Additional paid-in-capital	4,852,639	

	Total Paid-in-Capital		6,462,439
Excess Income			
	Current Year	(144,099)	

	Total Excess Income		(144,099)
3920000	Dep'n & Amortization		(3,142,811)
	Net Stockholders' Equity		23,982,826

	Total Liabilities & Stockholders' Equity		26,596,093
			=====

Golden Rain Foundation

Cash Flow Activity - All Reserves

For the Month of June 2018

	Contingency Operating Fund	Reserve Fund	Capital Improvement Fund	Liability Insurance Fund	Nonrestricted Funds	Total
Balance 5/31/18	500,000	9,464,927	1,764,451	204,287	1,789	11,935,455
Funded: Assessments		100,000				100,000
Funded: Membership Fees collected	(42)	64,534	64,534			129,068
Funded: M17 Lease Fees collected	-	-	-			-
Funded: Interest on Funds		1,595				1,595
Progress Payments on CIP						-
Expenditures		(208,787)	(40,887)			(249,674)
Commitments						-
Replenish funds for Donated Assets						-
Net Monthly Claims						-
Donations			-			-
Disbursement to Mutuals						-
Transfers between funds						-
Interest Income Allocation						-
Net Monthly Activity					13,131	13,131
Balance 6/30/18	500,000	9,422,269	1,788,098	204,287	14,920	11,929,575
Net Activity	-	(42,658)	23,647	-	13,131	(5,880)

Golden Rain Foundation
Quick Balance Sheet Analysis
For the Period Ended June 30, 2018

SELECTED BALANCE SHEET ITEMS

	Current Balance	Prior Month	Increase (Decrease)
Cash In Bank	262,962	313,300	(50,338)
Current Assets	13,646,867	13,659,038	(12,171)
Current Liabilities	2,613,268	2,840,374	(227,106)
Current Ratio	5.22	4.81	
Designated Deposits:	11,914,654	11,933,665	(19,011)
Reserve Fund			
Liability & Disaster Insurance Fund			
Capital Improvement Fund			
Contingency Operating Fund			

RESULT OF OPERATIONS

Current Month	Actual	Budget	Variance	%
Income	1,405,372	1,428,519	(23,147)	(1.62)
Expense	1,354,855	1,365,173	10,318	0.76
Net Materials Recovery(Pass Thru)	0	0	0	
Excess Income or (Expense)	50,517	63,346	(12,829)	
Year To Date	Actual	Budget	Variance	%
Income	8,208,047	8,101,193	106,854	1.32
Expense	7,822,539	8,093,313	270,774	3.35
Net Materials Recovery(Pass Thru)	0	0	0	
Excess Income or (Expense)	385,508	7,880	377,628	

Full Time Equivalents		
For the Month	Average YTD	Planned - 2018
158.68	162.68	164.96



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE (CM)
SUBJECT: CDAR PURCHASE
DATE: JULY 16, 2018
CC: FILE

At the regularly scheduled meeting of the Finance Committee on July 16, 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 analysis, the committee passed a motion to recommend to the board to invest \$250,000 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.

I move to authorize the purchase of a 52-week CDAR for \$250,000 of reserve funds at the current going interest rate offered by First Foundation Bank, which will be fully insured by the FDIC.

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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE
SUBJECT: LEASE, TRUST PROPERTY, SUNNINGDALE CIRCLE
DATE: JULY 16, 2018
CC: FILE

The Golden Rain Foundation (GRF) is the owner (In Trust) of the premises which consists of real property located as portion of Tract Map No. 4748 in the City of Seal Beach, County of Orange, State of California, as shown on a Map recorded in Book 172, Pages 43 through 46 inclusive, of Miscellaneous Maps, Records of Orange County California, described as follows:

A circle, 38.00 feet in diameter, the center of which being designated point "A" described as follows: Commencing at the centerline intersection of Sunningdale Road, forty (40) feet in width, with Del Monte Drive Forty Four (44) feet in width as shown on said Tract Map No. 4748; thence along the centerline of Sunningdale Road S 56°35'53" W 763.78 feet to the terminus of the centerline of Sunningdale road, said terminus being hereinbefore mentioned point "A"; commonly known as "Sunningdale Circle."

Area noted above



The primary use of the property, identified as Sunningdale Circle planter, is a general use amenity for the members of GRF.

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. As such, the Board, in its authority has deemed the best mutual use of the area identified as the Sunningdale Circle planter.

At the regularly scheduled meeting of the Finance Committee on July 16, 2018, the Committee duly moved and approved to recommend to the Board a lease agreement (attached) between GRF and Mutual Fourteen for the exclusive use of Trust Property identified as the Sunningdale Circle planter for the following general terms:

- Term, three (3) years, July 27, 2018 to July 26, 2021
- Annual lease, one dollar (\$1.00)

I move to approve a lease, for the term of three (3) years, July 27, 2018 to July 26, 2021, between the Golden Rain Foundation and Mutual Fourteen, a California Corporation, for the **limited** use of Trust Property commonly identified as Sunningdale Circle planter, per terms and conditions of the attached agreement, in the amount of one dollar (\$1.00) per year and authorize the President to sign the lease conditioned upon Mutual Fourteen's submission of all documents required under the agreement.



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE
SUBJECT: LEASE, TRUST PROPERTY, RV CLUB
DATE: JULY 16, 2018
CC: FILE

The Golden Rain Foundation (GRF) is the owner (In Trust) of the premises which consists generally of a 5.51-acre parcel of real property located at 13599 El Dorado Drive, Seal Beach, California, 90740: Track Number 4401, MM/154/9-17, as recorded with the County of Orange, State of California (RV Lot).

The primary use of the property identified as the RV Lot is a general use amenity for the members of GRF in the storage of Recreational Vehicles, in accordance with stated Policy.

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 of Trust Property. Further, the GRF Board must act in a manner which represents the mutual benefit of all members of GRF.

At the regularly scheduled meeting of the Finance Committee on July 16, 2018, the Committee duly moved and approved to recommend to the Board a lease agreement (attached) between GRF and Leisure World Trailer Club (Club) for the exclusive use of a portion Trust Property within the area identified as the RV Lot under the following general terms:

- Term, one (1) year, August 1, 2018 to July 31, 2019.
- Annual lease
 - One space allocation for the storage of the Clubs general use storage trailer - one dollar (\$1.00)
 - One space allocation for the storage of the Clubs [to be determined by the Board] – one hundred and fifty dollars (\$150.00)

I move to approve a lease for the term of one (1) year, August 1, 2018 to July 31, 2019, between the Golden Rain Foundation and the Leisure World Trailer Club, a California Corporation, for the **limited** use of a portion of Trust Property within the area commonly identified as the RV Lot, per terms and conditions of the attached agreement in the amounts of:

- One space allocation for the storage of the Clubs general use storage trailer - one dollar (\$1.00)
- One space allocation for the storage of [to be determined by the Board] – one hundred and fifty dollars (\$150.00)

and authorize the President to sign the lease conditioned upon the Leisure World Trailer Club submission of all documents required under the agreement.

LEASE AGREEMENT GRF AND LEISURE WORLD TRAILER CLUB

This Lease Agreement (also referred to herein as "Lease" "Agreement" or "Lease Agreement" is made, between Golden Rain Foundation, a California Corporation (hereinafter referred to as "GRF"), 13531 St. Andrews Drive, Seal Beach, California 90740, and Leisure World Trailer Club, a California Corporation (hereinafter referred to as "CLUB"), 13599 El Dorado Drive, Seal Beach, California, 90740, who agree as follows:

I. OPENING CLAUSES

This Lease is made with reference to the following facts and objectives:

- a) GRF is the owner (in Trust) of the premises which consists generally of a 5.5.1-acre parcel of real property located at 13599 El Dorado Drive, Seal Beach, California, 90740; Tract No. 4401, MM/154/9-17 as recorded with the County of Orange, State of California. CLUB is willing to lease two (2) assigned stalls within premises pursuant to the provisions stated in this Lease (referred to herein as the "premises" unless the context indicates otherwise).
- b) CLUB wishes to lease a nominal portion (two (2) assigned stalls) as identified within and per terms and conditions of this agreement for the sole purpose of conducting Club functions.
- c) GRF and CLUB have examined the portion of Trust property assigned to this agreement and are fully informed of its condition.

II. PREMISES

GRF leases to CLUB and CLUB leases from GRF a portion of Trust property located at 13599 El Dorado Drive, Seal Beach, California, 90740; Tract No. 4401, MM/154/9-17 as recorded with the County of Orange, State of California, identified as stalls L25 and L26

Note: during the term of the agreement the assigned area may be revised as necessitated by the replacement of the wall adjacent to the assigned area.

III. TERM

The term of this Lease shall be one (1) year commencing August 1, 2018 and ending July 31, 2018, or sooner, as provided in this Lease Agreement.

IV. ANNUAL LEASE AMOUNT, TAXES, EXPENSES

- a) CLUB shall pay to GRF a minimum annual payment, without deductions, set off, prior notice or demand, the sum of:
 - i. One-dollar (\$1.00), payable ten (10) days after this lease is signed and the club is invoiced for stall Number L25.
 - ii. One hundred and fifty dollars (\$150.00), payable ten (10) days after this lease is signed and the club is invoiced for stall Number L26.

LEASE AGREEMENT GRF AND LEISURE WORLD TRAILER CLUB

- b) All payments shall be paid to GRF at the address to which notices to GRF are given.
- c) GRF will pay all real property taxes and general and special assessments levied and assessed on the portion of the premises documented in Section I, Item (b) above.
 - i. In the event the County of Orange or the State of California increases the real property tax amount or levies a general or special assessment on the portion of the premises documented in Section I, Item (b), that amount will be paid by GRF and the annual payment for the subsequent year will increase by the amount equal to the increase or assessment.

V. LIMITATIONS ON USE

- a) CLUB shall use the assigned stalls. No other uses may be made of these premises without the prior written consent of GRF.
 - i. Stall Number L25, storage of Clubs general use trailer
 - ii. Stall Number L26, storage of Clubs [to be determined by the Board]
- b) CLUB's use of the premises as provided in this Lease shall be in accordance with the following:
 - i. CLUB shall not do, bring or keep anything in or about the premises that will result in the violation of any law and/or cause the cancellation of any insurance covering the premises, including storage of hazardous materials.
 - ii. CLUB shall comply with all of the laws/policies concerning the premises or CLUB's use of the premises, including with limitation, the obligation at Club to be compliant with all established GRF policies.
 - iii. In case GRF receives a mandate from the Environmental Protection Agency, or any city, state, or federal agency regarding soil contamination and/or handling or processing of hazardous materials/waste in the area assigned to the Club, the parties hereby agree to cancel this Lease Agreement without any cancellation notice required. Further, the Club will be solely responsible for the removal of all Club's property and any and all fees related to clean up and/or remediation of hazardous materials
 - iv. CLUB shall not use the premises in any manner that will constitute waste, nuisance or unreasonable annoyance to owners or occupants of adjacent property. CLUB shall at all times during the terms of this Lease and at its own cost and expense, repair replace and maintain in a good, safe and substantial condition the assigned portion of Trust property and amenities within the assigned area and any improvements thereon and shall use all reasonable precaution to prevent waste, damage or injury to the assigned Trust property.
 - v. Any Club trailers must have GRF required stickers per policy to show proof of registration of the vehicles/trailers using the assigned proportion of Trust property. Club must show proof of a valid driver's license, liability insurance and vehicle

LEASE AGREEMENT GRF AND LEISURE WORLD TRAILER CLUB

registration.

- vi. Club shall keep the assigned stalls clean and free of clutter always. All materials must be stored within the assigned area. All trash is to be placed in trash containers. No debris shall be tossed or left on the ground.
- vii. No hazardous materials are to be maintained, stored or disposed of in the assigned area.
- viii. Club and its members shall not conduct commercial enterprise on the premises.
- ix. CLUB may adopt rules for the assigned stalls, but such rules must be consistent with and must not contradict this agreement. All rules and any changes must be on file in the Recreation Department.
- x. No sleeping, living or cooking in the assigned stalls at any time.
- xi. Only members of GRF can be Club members, per Recreation policy.

VI. MAINTENANCE

CLUB, at its cost, shall maintain in good condition, all portions of the assigned stalls, including without limitation, any personal property and improvements of GRF currently located on the premises.

- a) CLUB shall be liable for any damage to the premises resulting from the acts or omissions of CLUB or its authorized representatives.
- b) GRF shall not have any responsibility to maintain the assigned area.
- c) CLUB shall not make any alterations to the assigned stalls without GRF's written consent. Any alterations made shall remain on and be surrendered with the assigned area on expiration or termination of the term, except that GRF can elect within six (6) months before expiration of the term, to require CLUB to remove any alteration that CLUB has made to the assigned area. If GRF so elects, CLUB, at its cost, shall restore the assigned area to the condition designated by GRF in its election before the last day of the term.
- d) If CLUB makes any alterations to the assigned stalls as provided in this paragraph, the alterations shall not be commenced until thirty (30) days after GRF has received notice from CLUB stating the date that the installation of the alterations is to commence so that GRF can post and record an appropriate notice of non-responsibility.

VII. MECHANIC'S LIENS

CLUB shall pay all costs for construction done by it or caused to be done by it on the assigned stalls as permitted by this Lease. CLUB shall keep the assigned area, including improvements and land in which the assigned area is a part, free and clear of all mechanic's liens resulting

LEASE AGREEMENT GRF AND LEISURE WORLD TRAILER CLUB

from construction done by or for the CLUB. CLUB shall have the right to contest the correctness or the validity of any such lien, if immediately on demand by GRF, CLUB procures and records a lien release bond issued by a corporation authorized to issue surety bonds in California in an amount equal to one and one-half (1-1/2) times the amount of the claim of lien.

The bond shall meet the requirements of Civil Code Section 3143 shall provide for the payment of any sum that the claimant may recover on the claim, together with costs of suit, if it recovers in the action.

VIII. UTILITIES AND SERVICES

- a) CLUB shall make all arrangements for and pay for all utilities and services furnished to or used by CLUB, including without limitation, gas, telephone service, except for those utilities and services GRF is to furnish to the assigned area as set forth in the following paragraph.
- b) GRF shall pay for electricity, water and trash collection charges. DOES NOT INCLUDE DISPOSAL OF ANY MATERIALS LABELED AND OR IDENTIFIED AS HAZARDOUS WASTE.
- c) All applications and connections for necessary utility services (excepting trash and electricity) on the premises shall be made in the name of CLUB only. CLUB shall be solely liable for utility charges as they become due, including, but not limited to, those for sewer and telephone services.
- d) GRF shall not be liable for failure to furnish water to the premises when the failure results from causes beyond GRF's reasonable control, but in case of the failure, GRF will take all reasonable steps to restore the interrupted water services.

IX. INDEMNITY AND EXCULPATION, INSURANCE

- a) To the maximum extent permitted by law, GRF shall not be liable to Club for any damages to Club's or Club's property from any cause whatsoever, including without limitation, collision, fire, vandalism, or theft. Club waives, releases and forever discharges all claims against GRF for damage to person or property arising for any reason, except that GRF shall be liable to Club for damage resulting from the acts or omissions of GRF or its authorized representatives.
- b) To the maximum extent permitted by law, Club shall indemnify, defend and hold GRF and its agents, authorized representative, directors, officers and employees harmless from all claims, damages, lawsuits, debts and reasonable attorney fees and costs arising out of or relating to Club's use of the premises, including without limitation, any injury to persons or damage to property.
- c) Club shall pay the premiums for maintaining any Insurance required by this Lease.
- d) Club shall maintain liability insurance covering Club property located on the assigned area (including any towing vehicle used for delivery or removal of a trailer), with limits of not less than [\$100,000] for bodily injury and property damage.
- e) Any Club activity which requires special insurance not specifically mentioned herein will be maintained by Club. Proof of such insurance shall be provided annually to GRF.

LEASE AGREEMENT GRF AND LEISURE WORLD TRAILER CLUB

X. ASSIGNMENT

- a) CLUB shall not voluntarily assign or encumber its interest in this Lease or in the assigned area, or sublease all or part of the assigned area, or allow any person or entity to occupy or use all or any part of the assigned area, without first obtaining GRF's written consent. Any assignment, encumbrance, or sublease with GRF's consent shall be voidable and, at GRF's election, shall constitute a default. No consent to any assignment, encumbrance, or sublease shall constitute a further waiver of the provisions of this paragraph.
- b) Any dissolution, merger, consolidation or other reorganization of CLUB; or the sale or any other transfer of the controlling percentage of the capital stock of CLUB, or the sale of fifty-one percent (51%) of the value of the assets of CLUB, shall be deemed an involuntary assignment and shall constitute a default by CLUB and GRF shall have the right to elect to terminate this Lease, in which case the Lease shall not be treated as an asset of CLUB.
- c) No interest of CLUB in this Lease shall be assignable by operation of law. Each of the following acts shall be considered an involuntary assignment:
 - i. If CLUB is or becomes bankrupt or insolvent, makes an assignment for the benefit of creditors, or institutes a proceeding under the bankruptcy act in which CLUB is the bankrupt.
 - ii. If a writ of attachment or execution is levied on this Lease.
 - iii. If, in any proceeding or action in which CLUB is a party, a Receiver is appointed with authority to take possession of the property.
- d) An involuntary assignment shall constitute a default by CLUB and GRF shall have the right to elect to terminate this lease, in which case the Lease shall not be treated as an asset of CLUB.
- e) Club understands and agrees that this lease does not convey any interest in the assigned area itself, and the Club here waives any and all notices to quit and agrees to surrender the space at the expiration or termination of this lease, without any notice whatsoever. To the maximum extent permitted by law, Club waives the benefit of all stay or execution laws, including those in connection with bankruptcy or insolvency.

XI. DEFAULT

- a) The occurrence of any of the following shall constitute a default by CLUB:
 - i. Failure to pay monies when due;
 - ii. Failure to perform any other provision of this Lease if the failure to perform is not cured within thirty (30) days after notice has been given to CLUB. If a default cannot reasonably be cured within thirty (30) days, CLUB shall not be in default of this Lease if CLUB commences to cure the default within the 30-day period and diligently and in good faith continues to cure the

LEASE AGREEMENT GRF AND LEISURE WORLD TRAILER CLUB

default.

- iii. If CLUB assigns or attempts to assign or transfer its interests as prohibited under Article X of this Lease Agreement .
- b) In the event of default as set forth in subparagraph (a) of this Section, GRF shall have the right to cancel and terminate this Lease Agreement, as well as all of the rights, title, and interest of CLUB under this Lease Agreement, by giving to CLUB not less than thirty (30) days' notice of the cancellation and termination of this Lease Agreement.
- c) GRF shall have the following remedies if CLUB commits a default. These remedies are not exclusive ; they are cumulative in addition to any remedies now or later allowed by law.

GRF can terminate CLUB's rightful possession of the assigned area at any time with thirty (30) days' notice. No act by GRF, other than giving notice to CLUB, shall terminate this Lease. Acts of maintenance, efforts to re-let the premises, or the appointment of a Receiver on GRF's initiative to protect GRF's interest under this Lease shall not constitute termination of CLUB's right to possession. On termination . GRF has the right to recover from CLUB:

XII. RIGHT OF ENTRY

GRF and its authorized representatives shall have the right to enter the assigned area at all reasonable times for any of the following purposes:

- a) To inspect the premises. GRF staff will do a monthly check of premises and vehicle conditions to determine whether the premises are in a good and safe condition and whether CLUB is complying with its obligations under the Lease;
- b) To make repairs that CLUB may neglect or refuse to make in accordance with the provisions of this Lease Agreement;
- c) To build, construct. and perform any necessary maintenance on a wall or fence which may be erected by GRF around the outside perimeter of the premises NOTE: GRF will be replacing a section of perimeter wall adjacent to the assigned area, 30 days-notice will be supplied to the Club, including action required by the Club in the construction of the wall;
- d) To serve, post, or keep posted, any notices required or allowed under the provisions of this Lease;
- e) To do any necessary maintenance or maintain water service as agree by GRF hereinabove;
- f) GRF Security shall have the right to enter the assigned area at all times .

XIII. NOTICE

Any notice, demand, request, consent, approval, or communication that either party desires, or is required to give to the other party or any other person, shall be in writing and either served personally or sent by first class mail. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other party, shall be

LEASE AGREEMENT GRF AND LEISURE WORLD TRAILER CLUB

addressed to the other party at the address set forth in the introductory paragraph of this Lease. Either party may change its address by notifying the other party of the change of address. Notice shall be deemed communicated within forty-eight (48) hours from the time of mailing as provided in this paragraph.

XIV. WAIVER

- a) No breach of any provision hereof can be waived unless it is done in writing. Waiver of any one breach shall not be deemed to be a waiver of any other breach of the same or other provisions hereof.

XV. ATTORNEYS' FEES

- a) The prevailing party in any action or proceeding (including without limitation arbitration) to enforce this Lease Agreement shall be entitled to recover from the other party reasonable attorneys' fees, costs and expenses incurred in the prosecution or defense of the action or proceeding

XVI. MISCELLANEOUS PROVISIONS

A. Representations At the commencement of the term CLUB shall accept the assigned area and improvements and any equipment in their existing condition and state of repair, and CLUB agrees that no representations, statements, or warranties, express or implied, have been made by or on behalf of lessor in respect to the buildings, improvements and equipment except as contained in the provisions of this Lease Agreement. GRF shall in no event be liable for any latent defects.

B. Entire Agreement. This Lease Agreement sets forth the entire agreement of the parties with respect to the subject matter of this lease Agreement and supersedes all prior agreements or understandings with respect to the subject matter of this Lease Agreement, whether written or oral. There are no representations, warranties, or agreements by or between the parties that are not fully set forth in this Lease Agreement, and no representative of GRF or its agents is authorized to make any representations, warranties or agreements other than as expressly set forth in this Lease Agreement. This Lease Agreement may only be amended by a writing signed by the parties.

C. Construction This lease Agreement shall be governed and construed in accordance with the laws of the State of California. Whenever possible, each provision of this lease Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Lease Agreement shall be invalid or prohibited under such applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Lease Agreement.

D. Modifications and Counterparts. This Lease Agreement may not be amended or modified except by way of a writing signed by all parties to this lease Agreement. This Lease Agreement may be signed in one or more counterparts, each of which shall be deemed an original and shall be effective when all parties have executed a counterpart. Signatures on this Lease Agreement transmitted by facsimile shall have the same force and effect as original signatures.

LEASE AGREEMENT GRF AND LEISURE WORLD TRAILER CLUB

E. Authority to Enter Agreement. This Lease Agreement is the result of arms-length negotiations. Each signatory to this Lease Agreement represents and warrants to the others that he or she has full authority and is duly and fully authorized to execute this Lease Agreement

GOLDEN RAIN FOUNDATION

LESSEE

By: _____
GRF President

By: _____

Date: _____

Date: _____



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

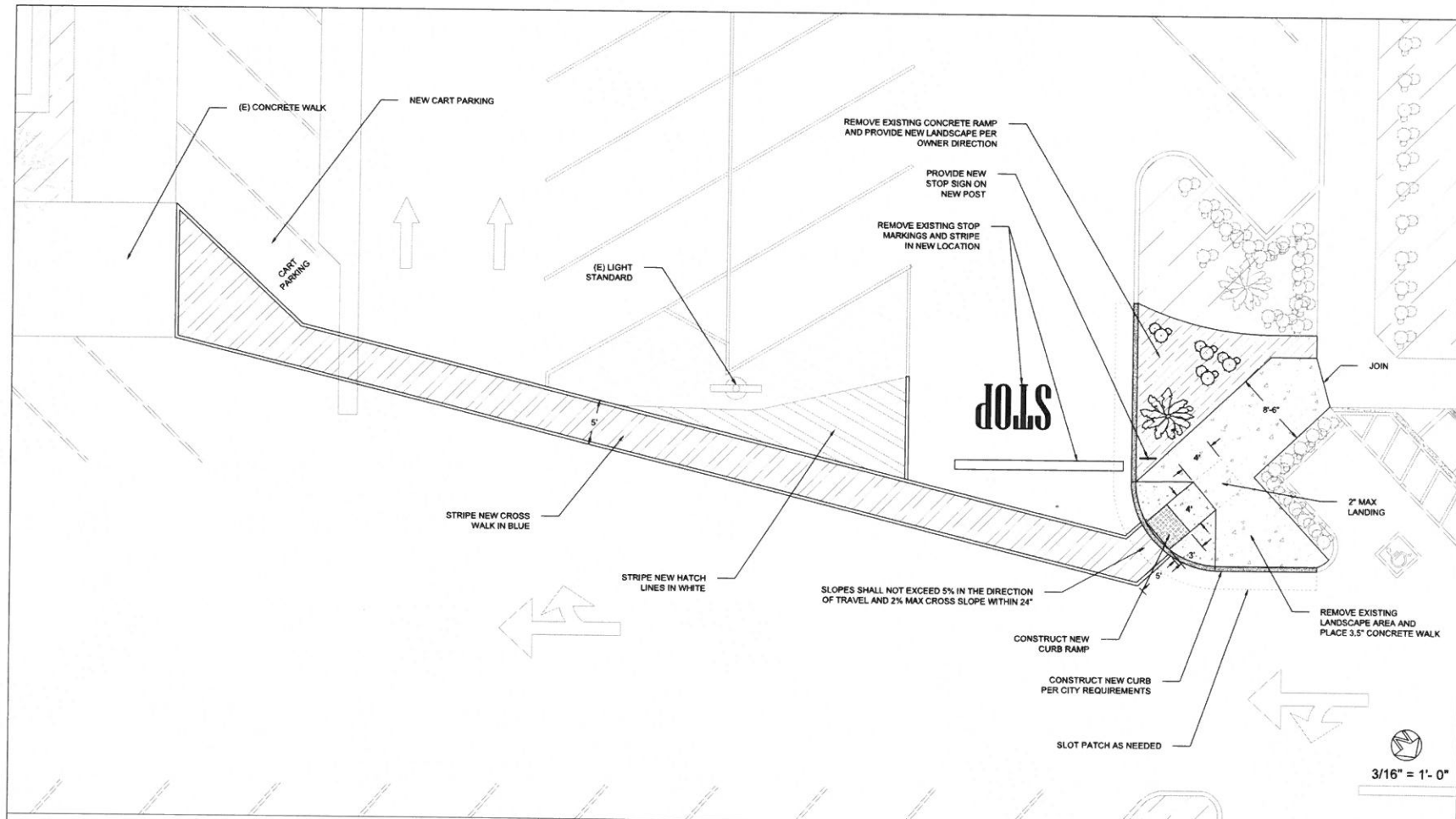
TO: GRF BOARD OF DIRECTORS
FROM: PHYSICAL PROPERTY COMMITTEE (MW)
SUBJECT: CAPITAL FUNDING REQUEST – CROSSWALK, HEALTHCARE CENTER TO CLUBHOUSE SIX
DATE: JULY 3, 2018
CC: FILE

Staff was tasked by the Physical Property Committee (PPC) to obtain a plan from ADA Plus for the improved accessibility of the crosswalk from the Healthcare Center to Clubhouse Six, based on input from vision impaired members of the community (Attachment A). MJ Jurado provided a cost of \$5,500 to make these improvements (Attachment B).

At its regularly scheduled meeting on July 3, 2018, the PPC duly moved and approved to recommend to the GRF Board of Directors to modify the crosswalk from the Medical Center to Clubhouse Six, improving the accessibility for vision impaired members, awarding a contract to MJ Jurado, and adding \$2,000 in contingencies, for a total cost not to exceed \$7,500, after review by the Finance Committee for funding.

At its regular meeting on July 20, 2018, the Finance Committee reviewed available funding for this Capital project and unanimously resolved funding is available.

I move to award a contract to MJ Jurado, in the amount of \$5,500, to modify the crosswalk from the Medical Center to Clubhouse Six, per ADA Plus plan dated 5/14/2018, improving the accessibility for vision impaired members, adding \$2,000 in contingencies, for a total cost not to exceed \$7,500, Capital funds, and authorize the President sign the contract.



**ACCESSIBILITY
IMPROVEMENT
PLANS**

EXTERIOR
IMPROVEMENTS ONLY

PLANS PREPARED BY:
RON JOHNSON, CASH 344
ADA INSPECTION PLUS, LLC

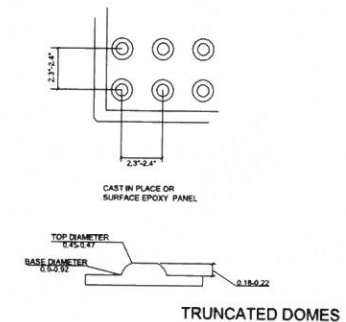
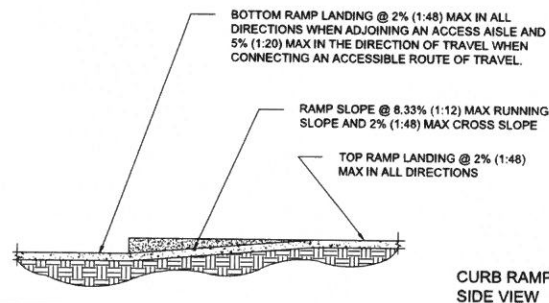
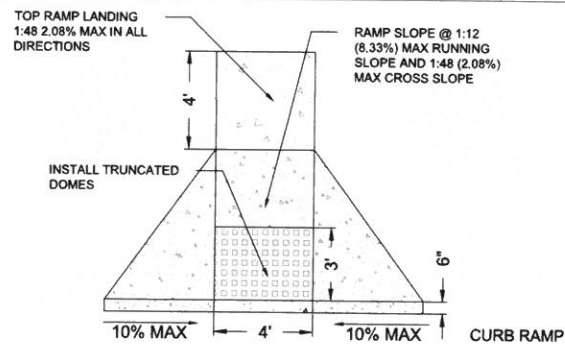
CLIENT INFORMATION:

GOLDEN RAIN FOUNDATION
BOX 2069, SEAL BEACH, CA
90740

PROJECT NAME:
Accessibility
Improvement Plan
CURB RAMP

PROJECT ADDRESS:
LEISURE WORLD SEAL BEACH
HEALTH CARE FACILITY

3/16" = 1'-0"



PROJECT #: ADAIP_Design 5.18.027

SHEET INDEX

A0 - TITLE SHEET
A1 - IMPROVEMENT PLAN

Rev	AS NOTED	Rev	AS NOTED
Rev	5/14/2018	A1	
No.	Revision/Issue	Date	



Ph: (714) 397-0143
Fax: (714) 827-2110

Lic.# 987670

ATTN:

Golden Rain Foundation
13533 Seal Beach Blvd.
Seal Beach Ca 90740

Proposal

Date	Estimate #
12/12/2017	17-0355

Project			
ADA Ramp & Stripe Path Of Travel			
Description	Qty	Rate	Total
Demo & Construct New Concrete ADA Compliance Ramp , Located At Medical Center Path Of Travel To Club 6 E. Includes Demo Existing Curb , Sidewalk And Debris , Black out Existing Striping & Restripe New Path Of Travel.	1	5,500.00	5,500.00
Optional ** Thermo Plastic ADA Path of Travel Blue Paint . \$1200.00	1	0.00	0.00
<p>*Exclusions: Demo grading, water, permits, surveys, approved plans, soils tech, inspections, underground utilities that may be damaged during excavation, all work or items furnished by others.</p> <p>We can schedule this work to meet your production requirements. Thank you for your consideration. We trust we can be of service.</p>			
Total			\$5,500.00



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RECREATION COMMITTEE
SUBJECT: CAPITAL FUNDING REQUEST - PATIO FURNITURE, VETERANS PLAZA
DATE: JUNE 24, 2018
CC: FILE

At the July 3, 2018 meeting of the Recreation Committee, the Committee determined with the opening of Veterans Plaza and expanded Recreation and Library events that there is a need for additional patio tables with umbrellas.



Currently there are four (4) sets, seating for sixteen; an additional six (6) sets would provide needed seating as well as the shade the table umbrellas would provide.

Cost, per Leisure Creations, Quote Number 00036282, dated June 18, 2018 is \$13,229.26 (Exhibit A).





At the July 16, 2018 meeting of the Finance Committee, the Committee determined sufficient Capital Funds are available.

I move to approve the purchase of six (6) patio sets and three (3) waste receptacles, from Leisure Creations, in an amount not to exceed \$13,230, Capital Funding and authorize the Executive Director to initiate the purchase.

Exhibit A

leisurecreations

POB 88 Russellville, AL 35653	Phone: 877.548.3783 Fax: 215.243.7230	Created Date 6/18/2018	Quote Number 00036282
Prepared By Craig Shaw	Email ecshaw@lcfum.com	Contact Name Julie Rodgers	Email julier@lwsb.com
Phone (562) 472-1307	Bill To Name Leisure World Seal Beach	Ship To Name Leisure World Seal Beach Warehouse	
Bill To P.O. Box 3519 Attn: Accounts Payable Seal Beach, CA 90740 USA	Ship To 2601 Westminster Ave Seal Beach, CA 90740 USA	Ship via LTL	
Management Company Golden Rain Foundation			

ProductImage	Product	Product description	Quantity	Finish / FG Finish	Fabric Sling/Cush/Umb	Vinyl/Accent 1/2/3	Sales Price	Total Price
	4503SLT	Athens Slat Dining Chair	24.00	Text. Bronze /	//	///	\$227.93	\$5,470.32
	SLT48	48" Premium Dining Table Top, Slat Pattern	6.00	Text. Bronze /	//	///	\$302.42	\$1,814.52
	18948	Premium Pedestal Base (48" Top) (28" D Base) 2333700	6.00	Text. Bronze /	//	///	\$148.61	\$891.66
	UMBCH9	9' Octagonal Market Umbrella, 1/2" Fiberglass Ribs, Champagne Frame	6.00	/	// Henna	///	\$315.55	\$1,893.30
	WRC30	Architectural Waste Receptacle - 30 gal capacity	3.00	Text. Bronze /	//	///	\$477.97	\$1,433.91

Quote acceptance Information

Approved By: _____
Approval Date: _____

Terms and Conditions

*All furniture remains the property of Leisure Creations until the invoice is paid in full.
*The consignee is responsible for unloading and inspection of all deliveries and must note damage on the freight bill. Furniture will not be replaced if the damage is not noted on the freight bill.
*Interest 1.5% per month on all invoices over 30 days.
*Shipping choices F.O.B. origin or F.O.B. destination.
*Returns require a 50% restocking fee plus the freight costs.

leisurecreations

Subtotal	\$11,503.71
Tax	\$0.00
Freight	\$1,725.55
Grand Total	\$13,229.26



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RECREATION COMMITTEE
SUBJECT: ADOPT POLICY 1445-52, MISSION PARK PROGRAMS
DATE: JULY 3, 2018
CC: FILE

At its meeting on July 3, 2018, the Recreation Committee recommended the Golden Rain Foundation (GRF) Board of Directors (BOD) adopt Policy 1445-52, Mission Park Programs, setting forth the Club and Private Party reservation information for the area.

I move to adopt Policy 1445-52, Mission Park Programs, as presented.

USE OF COMMUNITY FACILITIES

MISSION PARK PROGRAMS

The Recreation Department is responsible for fair and equitable use of the Mission Park area for Clubs and Private Party Reservations.

1. The two barbeque areas will be available for Reservations as one large area with two barbeques or two smaller reservations with one barbeque for each Reservation.
2. Private Parties are responsible for all clean up after their event and. ~~f~~Failure to do so could result in the forfeiture of your deposit.
3. Clubs are responsible for all clean up after their event and failure to do so could result in loss of privileges.
4. Bocce Ball will also be The Multi Use court game area is available for Reservations on a first come first served basis. Must be reserved for special events or tournaments.
5. Reservations for alternative court games must be arranged thru the reservations office 10 (ten) days prior to the event. (This is supposed to be a mutli-use court. Why do you have to wait 10 days?)

HOURS OF OPERATION

1. Courts: 9:00 a.m. to 8:00 p.m. seven (7) days a week.
2. Barbeque areas: 10:00 a.m. to 8:00 p.m. seven (7) days a week.
3. Bocce Ball: 9:00 a.m. to 8:00 p.m. seven (7) days a week.

MULTI-USE FACILITY RULES

1. ~~The Pickleball/Multi-use facilities are for the recreational use of Golden Rain Foundation (GRF) Shareholders/Members~~ legal residents plus one (1) guest only. ~~Guests and~~
2. Club may provide a trainer periodically. The trainer must be registered with the Recreation Department. ~~hired trainers are not allowed to use the facilities and each GRF Golden Rain Foundation Shareholder/Member~~
3. Legal residents are is required to show their Resident identification upon request.
4. Participants must sign in upon entering. ~~and sign out upon leaving.~~
5. Players should consult their medical professional before playing in order to avoid inherent dangers of exercising and the risk of personal injury.
6. In order to avoid injury, players should perform appropriate warm-up and cool-down exercises when using the ~~Pickleball/Multi-use Courts.~~

~~4.7. Athletic-type non-marking footwear must be worn on the Pickleball/Multi-use Courts always. Dress shoes, penny loafers, open-toed shoes, backless shoes, or similar footwear is not permitted.~~

~~5.8. Food or glass containers are not permitted on the courts at any time. A non-glass beverage container with a spill-proof lid may be used.~~

~~6. Players should conduct themselves in a sportsman-like manner always. Loud and offensive language or behavior will not be tolerated.~~

9. One person cannot hold a court in the Multi-use Court area.

10. Bicycles must be parked in bike racks. They are not permitted in Mission Park or on the Multi-use Courts.

11. The following are prohibited in Mission Park and on the Multi-use Courts:

- Skateboards
- Roller skates/roller blades
- Remote control devices
- Bicycles/scooters

12. No chewing gum in Multi-use Courts. No food or beverages allowed in Multi-use Courts. Water is allowed in an acceptable container. Eating and drinking permitted in designated Mission Park area only.

13. No animals allowed in Mission Park, **exception: Qualified Service Animals only.** No animals allowed on the Multi-use Courts at any time.

14. No smoking is allowed in Mission Park or on Multi-use Courts.

15. Golden Rain Foundation (GRF) is not responsible for any lost or stolen items.

16. When a session has ended, leave the Multi-use Courts promptly, so the next scheduled activity can begin.

17. Tournaments on the Multi-use Courts can only be scheduled by the Golden Rain Foundation (GRF) Recreation Department.

18. The following actions are cause for immediate dismissal from the facility and may result in temporary or permanent loss of privileges:

- Disorderly conduct
- inappropriate behavior
- abuse of facility or equipment
- abuse of GRF staff
- disregard of GRF Policies

4.19. Golden Rain Foundation (GRF) programs always take precedence over reservations. GRF will try to post notices in advance of the scheduled closings.

however this may not always be possible.

COURT SAFETY

~~2.~~1. Don't overplay your current physical condition.

~~3.~~2. Keep hydrated.

~~4.~~3. If a ball comes onto your court, STOP PLAY AT ONCE. Do the same if you hear, BALL ON COURT.

~~5.~~4. If you hit a ball into another court, immediately call out loudly: BALL ON COURT.

~~6.~~5. If a ball is going towards another court, do NOT chase it ONTO the other court, and let the other people stop play and retrieve the ball.

~~7.~~6. If you are crossing an active court to get onto or (vacant) court or to (leave) a court, wait until their current point is over. Ask them for permission to cross their court. This is both an etiquette and a safety issue, but it is included here, as it is obviously unsafe to do otherwise.

~~8.~~7. If a ball breaks, safely remove it from the court.

~~9.~~8. If ANYTHING falls on the court, quickly remove it.

~~10.~~9. If you see someone who displays signs of dizziness, weakness, or lack of concentration notify Custodian/Security right away.

10. If someone falls on the court, all play STOPS. If that person is injured, call Security immediately. If the player is unable to get themselves up, DO NOT ~~Not~~ assist them, as this may cause further injury. They should remain where they are until assessed by paramedics.

11. Use of Mission Park facilities like all other Golden Rain Foundation (GRF) facilities is at your own risk.

12. In case of emergency call Golden Rain Foundation (GRF) Security Department at (562) 594-4754. If life threatening emergency, call 911.



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RECREATION COMMITTEE
SUBJECT: ADOPT POLICY 1446-53, VETERANS' PLAZA PROGRAMS
DATE: JULY 3, 2018
CC: FILE

At its meeting on July 3, 2018, the Recreation Committee recommended the Golden Rain Foundation (GRF) Board of Directors (BOD) adopt Policy 1446-53, Veterans' Plaza Programs, setting forth the usage procedure of the area.

I move to adopt Policy 1446-53, Veterans' Plaza Programs, as presented.

COMMUNITY OPERATIONS

~~53XX~~1446-53

~~XXXX-~~

USE OF COMMUNITY FACILITIES

Veterans Plaza Programs

The Recreation ~~Director~~ Department is authorized and directed to provide programs and entertainment events for Veterans Plaza annually.

The Recreation ~~Director~~ and the Library Operations Supervisor Department Heads are authorized to contract for programs based on the following limitations and guidelines:

1. ~~The Recreation Director and the Library Operations Supervisor~~ Are authorized to contract programs within the operation budget without specific approval.
2. The number of programs sponsored and paid for by outside organizations is not limited. Recreation ~~Director~~ and the Library Operation Supervisor Department Heads are authorized to combine Golden Rain Foundation (GRF) monies with funds from organizations.
3. Nonresidents are permitted to attend Veterans Plaza programs only when accompanied by a ~~Shareholder/Mem~~ legal residents with a resident identification card.
4. ~~Golden Rain Foundation~~ GRF programs will take precedence over Club or Private party events.
5. Reservations for programs or events shall be scheduled thru the Receptions Reservations office.
6. Club and Private Parties events shall be approved by the Recreation Department ~~Director~~ and all setup and break down costs shall be paid for by the booking party. Costs are available through the Recreation Department.

Policy

Adopted: ~~xx-xxx-53xx~~

GOLDEN RAIN FOUNDATION

Seal Beach, California