



Board of Directors

Agenda

Clubhouse Four

Tuesday, February 26, 2019

10:00 a.m.

- 1) Call to Order/Pledge of Allegiance
- 2) Roll Call
- 3) President's Comments
- 4) Announcements/Service Awards/Staff Commendation
- 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)
 - a) Minutes of the Recreation Committee Board Meeting of January 7, 2019
 - b) Minutes of the Security, Bus & Traffic Committee Board Meeting of January 9, 2019
 - c) Minutes of the Executive Committee Board Meeting of January 11, 2019
 - d) Minutes of the Facilities and Amenities Review Ad hoc Committee Board Meeting of January 25, 2019
- 8) Approval of Minutes
 - a) January 29, 2018 (pp. 3-16)
 - b) February 12, 2019 (pp. 17-18)
- 9) Reports
 - a) Facilities and Amenities Review (FAR) Ad hoc Committee

- b) Management Services Review Ad hoc Committee
 - c) Strategic Planning Ad hoc Committee
 - d) Health Care Center Advisory Board
- 10) New Business
- a) General
 - i) Adopt Policy 5177-31, Health Care Center Advisory Board (Ms. Stone, pp. 19-22)
 - ii) CAMUTCD, Authorization to allow Seal Beach Police Department onto Property for Traffic Enforcement (Ms. Rapp, pp. 23-30)
 - iii) Approve February GRF Board Report (Ms. Hopewell, pp. 31-46)
 - b) Architectural Design & Review Committee
 - i) Reserve Funding Request – St. Andrews Median Landscape (Ms. Heinrich, pp. 47-48)
 - ii) Operating Funding Request – Community Facilities Tree Trimming (Ms. Findlay, pp. 49-50)
 - c) Executive Committee
 - i) Confirm 2019 Election Provider (Ms. Fekjar, pp. 51-52)
 - ii) Approve GRF Directors Serving on the GAF Board (Mrs. Perrotti, pp. 53-54)
 - iii) Adopt DMS Software Numbering Format (Ms. Rapp, pp. 55-56)
 - d) Finance Committee
 - i) Accept January Financial Statements (Ms. Winkler, pp. 57-62)
 - ii) Approve Funds Transfer Request – Reserve Funds (Mr. Lukoff, pp. 63-64)
 - iii) Approve CD Purchase Request – Reserve Funds (Mr. Lukoff, pp. 65-66)
 - iv) Approve Funds Transfer Request – Capital Improvement Funds (Mr. Lukoff, pp. 67-68)
 - v) Approve CD Purchase – Capital Improvement Funds (Mr. Lukoff, pp. 69-70)
 - vi) Amend Policy 5340-31 Capital Improvement Funds (Mr. Friedman, pp. 71-74)
 - vii) Amend Policy 5115-31, Finance Committee (Ms. Hopewell, pp. 75-78)
 - e) Physical Property Committee
 - i) Capital Funding Request – Administration and Amphitheater Roofs (Ms. Gerber, pp. 79-82)
 - f) Recreation Committee
 - i) Capital Funding Request – Patio Sets Purchase, Café Patio (Mrs. Perrotti, pp. 83-84)

- ii) Amend Policy 1403-50, Commercial Use (Mr. Dodero, pp. 85-88)
- g) Security, Bus & Traffic Committee
 - i) Rescind Policies 5535-37, Pedestrian Gate Security and 5536-37, Gate Security (Mr. Gould, pp. 89-92)
- 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, March 26, 10 a.m., Clubhouse Four

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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 January 2019 Committee meetings:

- Minutes of the Recreation Committee Board Meeting of January 7, 2019
- Minutes of the Security, Bus & Traffic Committee Board Meeting of January 9, 2019
- Minutes of the Executive Committee Board Meeting of January 11, 2019
- Minutes of the Facilities and Amenities Review Ad hoc Committee Board Meeting of January 25, 2019

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
January 29, 2019**

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 6:02 p.m., on Tuesday, January 29, 2019, in Clubhouse Four.

PLEDGE OF ALLEGIANCE

Margaret Bash, President of the Radio Club, led the Pledge of Allegiance.

ROLL CALL

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

Fifteen Directors were present, with a quorum of the voting majority.

PRESIDENTS COMMENTS

Welcome residents. Thank you for spending the evening with us. There will be another evening meeting on May 28, 2019. Watch the LW Weekly for updates.

I have three topics that I want to comment on:

First, I want to talk about the 2019 GRF Budget which for the year is \$17,053,833. which equates to \$215.07, per apartment, per month (PAPM). Yet all 6,608 units were assessed \$158.20, which equates to a Budget of \$12,544,820. That's a difference of \$4,509,013. or \$56.87 (PAPM). Just think, you are saving \$56.87 a month.

How are we doing that? In one word: Revenue.

Here are the five main contributors:

- Health Care Lease - \$660.00 annually

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- Onsite Sales Lease - \$478,500 annually (\$6.03 PAPM by buying or selling through Onsite Sales).
- LW Weekly advertising - \$1,130,504 annually
- Recovered SRO fees from the Mutuals - \$1,496,391
- Other - \$743,618

So, in the coming months you will find the various committees investigating ways to increase revenue for this year and the 2020 Budget. And, as we saw above, increased revenue will keep our assessments from increasing or keep them at least to a minimum increase.

Please, do not be alarmed or listen to rumors. This exploration will take place in full view at all committee meetings, which are open to all shareholders.

All committee recommendations or policy changes will be brought to the Board for final approval. There will be plenty of opportunities to voice your comments – concerns and hopefully suggestions for solutions!

Secondly, in November of last year, a group of GRF Directors and key staff visited Laguna Woods Village for the day. We wanted to see the similarities and differences between the two communities. We couldn't completely compare because in some ways it is apples to oranges. For instance, they are over 3 square miles and we are 1 square mile. We have approximately 10,000 residents and they have nearly 20,000. But there are a lot of similarities because their basic structure was modeled after us. They have more pools, more and bigger golf courses, added amenities such as horseback riding, archery and a bar and restaurant.

We wanted to see if they had possible solutions to some of our problems such as access control (they have 12 gates vs our 3), what they are doing about impacted trust streets, clubhouses, etc. I think it is always a good idea to see what our sister communities are doing. Let's not reinvent the wheel! We discovered many new ideas and possible solutions...a field trip well worth the time spent.

And lastly, one of the most attractive reasons people choose to live in Leisure World Seal Beach is for the wealth of amenities that are offered for Shareholder/Members to enjoy with their friends and families.

In addition to reserving clubhouse space and picnic areas for family get togethers, certain activities can be shared with residents' guests.

Trust facilities are provided for the use of GRF Members in good standing and their guests who are at least eighteen (18) years old. Members **must be present at all times** when guests are using the facilities. You are personally responsible for the guests that you issue passes to.

There have been many reports of guest pass abuse. I've even heard that guest passes are being sold for \$100 each. Non-members get or buy a pass that allows them the full use of our amenities 365 days a year. Amenities that you paid for and continue to pay for in maintenance, repair and replacement.

In the coming months you will see spot checks made by a staff member from the Recreation

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Department and/or the Security Department. They will politely ask for your GRF ID and also ask your guest to show their pass. This is being done to ensure that our facilities and amenities are being used first and foremost by shareholders. Let's keep our community a great place to live for those of us who pay the bills. You'll have to admit that we have a pretty good thing going...let's keep it that way!

And now on to the business at hand.

ANNOUNCEMENTS

The GRF Board of Directors met in Executive Session on December 20, 2018 and January 4, 2019, to discuss legal and contractual matters.

SERVICE ANNIVERSARIES

Service awards were deferred until the February 2019 meeting.

SEAL BEACH COUNCIL MEMBER'S REPORT

Seal Beach Council Member Sandra Massa Lavitt was unable to attend the 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

Four members 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 Facilities and Amenities Review Ad hoc Committee Board Meeting of November 30, 2018
- Minutes of the Recreation Committee Board Meeting of December 3, 2018
- Minutes of the Physical Property Committee Board Meeting of December 5, 2018

APPROVAL OF BOARD MEETING MINUTES

The minutes of the December 18, 2018 meeting were approved, as presented.

REPORTS

The Chair of the Facilities and Amenities Review (FAR) Ad hoc Committee presented a report on the progress of the Ad hoc Committee.

The Chair of the Management Services Review Ad hoc Committee was not available to present a report on the progress of the Ad hoc Committee.

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

The Health Care Center Advisory Board presented a report on the progress of the Advisory Board.

NEW BUSINESS

General

Appointment Strategic Planning Ad hoc Committee Chair

In accordance with Article VIII of the Bylaws, Committee chairs and members shall be appointed by the GRF President, "as deem[ed] necessary for the administration of the affairs of the Corporation, and to carry out the purposes of the Corporation, subject to the approval of the Board of Directors."

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

TO appoint Strategic Planning Ad hoc Committee Vice Chair, Ronde Winkler, as Chair of the Committee.

Rescind Policy 3330-70, Health Care Center Maintenance

With the approval of a lease with OptumCare, at the July 24, 2018 GRF Board of Directors meeting, Policy 3330-70, Health Care Center Maintenance is no longer applicable.

Mr. Moore MOVED, seconded by Ms. Snowden and carried unanimously by the Board members present-

TO rescind Policy 3330-70, Health Care Center Maintenance.

Reserve Funding Request – Replacement of Heat Pumps, Clubhouses One and Two

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Funding, in the amount of \$25,000 has been allocated in the Reserve Study for all HVAC systems in 2019; as of this date, no funds have been used. The heat pumps (unit #6, in Clubhouse One, and unit #8, in Clubhouse Two) have failed and are beyond their useful life.

The Physical Property Department obtained quotes from two contractors for the replacement of these Reserve Components. The costs are as follows:

Alpine Heating and Air	\$12,600
Greenwood Heating and Air	\$12,900

Mrs. Perrotti MOVED, seconded by Mr. Dodero carried unanimously by the Board members present-

TO award a contract to Alpine Heating and Air, for a cost not to exceed \$12,600, to replace the heat pumps in Clubhouses One and Two, units #6 and #8, respectively, Reserve funding, and authorize the President to sign the contract.

Finance Committee

Accept December Financial Statements

At the regularly scheduled meeting of the Finance Committee on January 17, 2019, the Committee duly moved to recommend to the Golden Rain Foundation Board of Directors acceptance of the December 2018 financial statements for audit.

Ms. Winkler MOVED, seconded by Mr. Lukoff and carried unanimously by the Board members present-

TO accept the December 2018 financial statements for audit.

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

Approve Liquid Reserve Funds Transfer Request

At the regularly scheduled meeting of the Finance Committee on January 17, 2019, 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 limit and therefore are not in compliance with Policy 5520-31 – Reserves.

The Committee passed a motion to recommend the GRF Board authorize the transfer of \$500,000 of reserve funds from First Foundation Bank to US Bank, following the maturity of a \$500,000 CDAR on January 31, 2019, for the purposes of maximizing insured funds and to invest in higher yielding CDs with US Bancorp.

Mr. Lukoff MOVED, seconded by Ms. Fekjar and carried unanimously by the Board members

present-

TO approve a transfer of \$500,000 of reserve funds from First Foundation Bank to US Bank, following the maturity of a \$500,000 CDAR on January 31, 2019, for the purposes of maximizing insured funds and to invest in higher yielding CDs with US Bancorp.

Investment Ladder - CD Purchase Request

At the regularly scheduled meeting of the Finance Committee on January 17, 2019, the members discussed terms and interest rates on CDs offered through US Bancorp. Additionally, the Committee discussed the current investment ladder and reserve funds available for investing to fill in the gaps in the investment ladder.

Following this discussion, the Committee passed a motion to recommend the GRF Board authorize the purchase of brokered CDs, totaling \$1,000,000 of reserve funds, all with a 12-month term, at the prevailing interest rates at the time of purchase.

Mr. Lukoff, MOVED, seconded by Ms. Hopewell-

TO approve the purchase of brokered CDs, totaling \$1,000,000 of reserve funds, all with a 12-month term, at the prevailing interest rates at the time of purchase.

One Director and the Director of Finance spoke on the motion.

The motion was carried unanimously by the Board members present.

Additional Fidelity Bond Coverage

At the Finance Committee meeting of January 17, 2019, the Committee reviewed the Fidelity Bond requirements of Assembly Bill 2912, noting detailed discussions were held with DLD and Chubb in reference to the requirements to be compliant with the AB2912. Upon completion of all negotiations, a quotation was secured increasing the existing coverage of \$1.5 million to \$10 million to comply with AB2912 for an additional premium of \$11,435 (expense to be proportionally divided between GRF and all Mutuals).

Ms. Hopewell MOVED, seconded by Ms. Gerber-

TO approve the additional Fidelity Bond coverage per the spreadsheet included in the agenda packet and authorize the

President to sign the documents to secure the revisions to the Master

Insurance Policy, Fidelity Bond, Form 14-02-17277.

Two Directors and the Executive Director spoke on the motion.

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

Authorization of Fund Transfers

At the January 17, 2019, meeting of the Finance Committee, the Committee reviewed the attached resolution as drafted by GRF Corporate Counsel for compliance to AB2912 and duly moved and approved to recommend to the GRF Board acceptance of the resolution as drafted.

Mr. Friedman MOVED, seconded by Ms. Fekjar and carried unanimously by the Board members present-

TO approve the Resolution to Authorize Fund Transfers, as drafted.

FINAL VOTE: Amend Policy 3324-31, Purchasing Fees

At its meeting on October 15, 2018, the Finance Committee recommended the Golden Rain Foundation (GRF) Board of Directors (BOD) amend Policy 3324-31, Purchasing Fees. The Committee further amended the policy at its November 19, 2018 meeting.

At its meeting of November 27, 2018, the Board of Directors voted to tentatively amend this policy, pending a 30-day notice period to Foundation members. The policy draft was published in the November 29th edition on the *Golden Rain News*. Members were welcomed to submit their comments or questions to the Board Office on this matter. Printed copies were also available to shareholders/members in the News Office, the Library and the Reception desk, second floor of the Administration building. This process is recommended in accordance of the Davis-Stirling Act, Civil Code **§4360**.

No correspondence was received, regarding amendment of Policy 3324-31, Purchasing Fees, during the 30-day notification to the membership period.

Ms. Winkler MOVED, seconded by Mr. Friedman and carried unanimously by the Board members present-

TO amend Policy 3324-31, Purchasing Fees, to increase the transaction fee for all materials purchased through the Purchasing department and the Copy & Supply Center from 2% to 5% and to replace “shipping and handling” with “processing” fee.

Information Technology Committee

Capital Funding Request – Technology Updates, Administration Conference Room

At its regularly scheduled meeting on January 17, 2019, the Information Technology Committee (ITC) duly moved and approved to recommend to the GRF Board of Directors technology updates to the Administration Conference Room.

Updates:

- Projectors will be removed and three (3) 75" monitors will be installed
- Webcam will be installed to enable video conferencing
- iPad + Apple Pencil will be purchased to use as a tablet
- Cabling in all cubbies and equipment cabinet will be cleaned up

The costs for all technology updates will not exceed \$15,000, Capital funding.

Ms. Snowden MOVED, seconded by Mr. Gould -

TO recommend the GRF Board approve the purchase of all Administration Conference Room equipment updates, for a cost to not exceed \$15,000, Capital Funding, and authorize the Executive Director to initiate the purchases and equipment installation.

Three Directors spoke on the motion.

The motion was carried unanimously by the Board members present.

Mutual Administration Committee

TENTATIVE VOTE: Amend Policy 1201-33, GRF Identification Cards

At its meeting on October 8, 2018, the Mutual Administration Committee recommended the Golden Rain Foundation (GRF) Board of Directors (BOD) amend Policy 1201-33, Photo Identification Cards.

At its meeting of October 23, 2018, the Board of Directors voted to tentatively amend this policy, pending a 30-day notice period to Foundation members. The policy draft was published in the November 2nd edition on the *Golden Rain News*. Members were welcomed to submit their comments or questions to the Board Office on this matter. Printed copies were also available to shareholders/members in the News Office, the Library and the Reception desk, second floor of the Administration building. This process is recommended in accordance of the Davis-Stirling Act, Civil Code **§4360**.

At the December 18, 2018 GRF Board of Directors meeting, the Board moved to refer Policy 1201-33, GRF Identification Cards back to the Mutual Administration Committee, for further review.

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At its meeting on January 14, 2019, the Mutual Administration Committee further amended the policy and recommended the Golden Rain Foundation (GRF) Board of Directors (BOD) amend Policy 1201-33, Photo Identification Cards.

Ms. Snowden MOVED, seconded by Mr. Dodero -

TO amend Policy 1201-33, Photo Identification Cards, changing the title of the policy to “GRF Identification Cards”, removing the reference to Policy 1801-33, increasing the fee for second and subsequent losses of ID cards to \$50, amending the term “renter” to “renter/tenant”, and stating that the non-surrender fee “may” be waived, rather than “will” be waived in the case of a deceased member, and changing “loss(es)” to “replacement(s)” pending a 30-day notification to the membership and a final decision on March 26, 2019.

Four Directors spoke on the motion.

The motion was carried with three no votes (Fekjar, Hopewell, Perrotti).

Physical Property Committee

Contractors of Record

To streamline the bidding process, it has been suggested to approve contractors of record for a one-year term. The following contractors have won bids with their low bids in the past and have agreed to honor the same cost as previously bid. Attached are costs provided by the following contractors: M.J. Jurado, Schlick Services, Greenwood Heating and Air, Advanced Painting, and Kress Construction.

At its January meeting, the Physical Property Committee agreed to forward a request to the GRF Board to approve contractors of record for M.J. Jurado, Schlick Services, Greenwood Heating and Air, Advanced Painting, and Kress Construction.

Following a brief discussion, Mr. Lukoff MOTIONED, seconded by Ms. Fekjar and carried unanimously-

TO recommend the GRF Board approve contractors of record as indicated above for a one-year term.

Ms. Fekjar MOVED, seconded by Mr. Lukoff-

TO approve contractors of record for M.J. Jurado, Schlick Services, Greenwood Heating and Air, Advanced Painting and Kress Construction, for a one-year term.

Seven Directors and the Executive Director spoke on the motion.

Mr. Friedman MOVED, seconded by Ms. Fekjar -

TO amend the motion to approve contractors of record for contracts that do not exceed \$10,000.

Mr. Lukoff MOVED, seconded by Ms. Winkler –

TO override the prior motion, amending the amendment to approve contractors of record for contracts that do not exceed \$50,000.

Five Directors and the Executive Director spoke on the amendment.

The amendment to the amendment failed with nine no votes (Doderio, Fekjar, Findlay, Friedman, Gould, Hopewell, Snowden, L. Stone, R. Stone).

The original amendment (... for contracts that do not exceed \$10K) was carried with one no vote (R. Stone).

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

Capital and Reserve Funding Request – Restrooms, Lockers and Breakrooms, Service Maintenance

The Service Maintenance Committee requested the Architectural Review Design Committee make selections for color and type from a scope of work provided to them for the improvements to the Service Maintenance Break room, Locker room, and Restroom in the Service Maintenance Building. The list of items, selected by the ADRC, is attached as exhibit (A) and was used to obtain costing for this project as follows:

Stall partitions/Lockers Deep Blue and all hardware	
JC Kress Construction	\$46,993
Los Al Builders	\$40,750
Flooring Locker/Restroom/breakroom	
Cornerstone Flooring	\$ 7,400
Kary's Carpet	\$ 8,410
Service Maintenance (in house hours 486)	
Refinish and paint walls Blue Lace #1625	
Replace ceiling tiles - white	
Replae Tables and chairs per sample provided on request list	
Install Kitchenette per sample provided on request list	
Install two Sinks London Grey	
Hand dryers Grey	
Total	\$18,305
Talmar	
Work stations provided by Talmar (ADRC standard)	\$ 1,217
A/C Heater	
Alpine Heating and Air	\$3,950
Greenwood Heating and Air	\$4,200

At its January 2, 2019 meeting, the Physical Property Committee recommended the GRF Board award contracts and work orders, pending Finance Committee review, to the following:

- Los Al Builders for the partition's, lockers, and window replacement.
- Cornerstone Flooring to replace flooring in the break and locker rooms
- Service Maintenance to Refinish and paint walls Blue Lace #1625, Replace ceiling tiles – white, Replace Tables and chairs, Install Kitchenette, install two Sinks and install, two Hand dryers Grey
- Talmar install two work stations
- Greenwood Heating and Air to install heat pump

It was suggested to break down the cost of this project into two parts: Break room and Restroom/Locker room:

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DESCRIPTION	BREAK ROOM	RESTROOM LOCKER ROOM
Demo/Paint	\$ 500.00	\$ 1,500.00
Flooring	\$ 3,590.45	\$ 3,810.50
Tables/Chairs	\$ 2,180.00	
Kitchenette	\$ 1,850.00	
Plumbing		\$ 7,850.00
Hand Dryers		\$ 4,425.00
Work Station	\$ 1,217.58	
Lockers/Partitions/Windows etc.		\$ 40,750.00
Heat Pump	\$ 3,950.00	
	\$ 13,288.03	\$ 58,335.50
	Subtotal	71,623.53
	Contingency	<u>2,000.00</u>
		\$ 73,623.53

At its regular meeting in January 17, 2019 the Finance Committee reviewed available funding for this Capital project, and unanimously resolved Capital funding is available.

Mrs. Perrotti MOVED, seconded by Mr. Friedman-

TO award a contract/work order to Los Al Builders, for the partition's, lockers, and window replacement, Cornerstone Flooring, to replace flooring in the break and locker rooms, Service Maintenance, to Refinish and paint walls Blue Lace #1625, replace ceiling tiles – white, replace tables and chairs, install kitchenette, install two sinks and install two hand dryers, Talmar, to install two work stations, and Alpine Heating and Air, to install heat pump , for a cost not to exceed a total of \$73,623.53, including \$2,000 contingency, Capital funding, and authorize the President to sign the contracts.

Nine Directors, the Executive Director and the Physical Property Director spoke on the motion.

The motion was carried with one no vote (L. 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 and spoke on safety pertaining to coyotes.

BOARD MEMBER COMMENTS

Fifteen Board members spoke on the meeting proceedings.

ADJOURNMENT

The meeting was adjourned was at 7:53 p.m.

Suzanne Fekjar
GRF Corporate Secretary
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SPECIAL BOARD OF DIRECTORS MEMBERS MEETING - GOLDEN RAIN FOUNDATION

February 12, 2019

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 1:00 p.m. on Tuesday, February 12, 2019, in the Administration Conference Room.

ROLL CALL

Following the roll call, Corporate Secretary Fekjar reported that Directors Perrotti, R. Stone, Snowden, L. Stone, Gerber, Gould, Hopewell, Rapp, Fekjar, Doderio, Winkler, Heinrich, Lukoff, Friedman, and Moore were present. Directors Findlay and Pratt were absent. Fifteen Board members were present, with a quorum of voting majority.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Corporate Secretary Suzanne Fekjar.

ANNOUNCEMENTS

The President announced that the CAMUTCD certification has been awarded to Leisure World, Seal Beach.

MEMBER COMMENTS

No shareholder/members offered comments.

Employee Health Care Insurance, Annual Renewal

The Human Resources Director presented the options for employee health care insurance, for annual renewal. The Executive Director recommended the Board chose the Anthem A HMO Medical Plans.

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

TO recommend to the GRF Board the following GRF employee benefit plans for the plan year beginning April 1, 2019 and ending

March 31, 2020:

- Anthem A HMO Medical Plans
- Guardian Dental HMO and PPO Plans
- Guardian VSP Vision Plan
- Guardian Basic Life and AD&D Insurance Plan
- Guardian Long Term Disability Plan
- Guardian Employee Assistance Plan
- Guardian Voluntary Life Plan
- Guardian Voluntary Accident Plan
- Guardian Voluntary Critical Illness Plan
- VPI Voluntary Pet Insurance Plan
- Reimbursement of up to \$500 Hospitalization cost annually per employee
- Flexible Spending Account Plan

for full time GRF employees effective April 1, 2019.

The motion was carried with three no votes (Hopewell, Perrotti, Snowden).

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

TO go into Executive Session.

At 10:57 a.m., Mr. Friedman recused himself from the Executive Session.

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

TO return to open session

The meeting was adjourned at 11:26 a.m.

Suzanne Fekjar, Corporate Secretary
GRF Board of Directors
dfb: 02.12.19



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: LINDA STONE, GRF PRESIDENT
SUBJECT: ADOPT POLICY 5177-31, HEALTH CARE CENTER ADVISORY BOARD
DATE: FEBRUARY 12, 2019
CC: FILE

At its meeting on February 12, 2019, the Health Care Center Advisory Board recommended that Policy 5177-31, Health Care Center Advisory Board, be adopted by the GRF Board of Directors.

I move to adopt Policy 5177-31, Health Care Center Advisory Board, to oversee all matters pertaining to lease compliance, community feedback of the Health Care Center and programs of mutual benefit and the exchange of pertinent information.

GOLDEN RAIN OPERATIONS**COMMITTEE FUNCTIONS****ADOPT****Health Care Center Advisory Board**

Pursuant to state statute (**Corp. Code §7210; Corp. Code §7212(c)**) and Article VII of the Bylaws of the Golden Rain Foundation (GRF), the Board of Directors (BOD) hereby establishes the Health Care Center Advisory Board and grants to the Board authority specifically stated within the GRF governing documents, and policies or other authority as granted by the BOD or as stated within this policy.

In accordance with Article VIII of the Bylaws, Board president and members shall be appointed by the GRF President and approved by action of the BOD in accordance with policy 5100-30.

1. PURPOSE:

To oversee all matters pertaining to: Lease Compliance; Community Feedback of the Health Care Center: programs of mutual benefit and exchange of pertinent information.

2. COMPOSITION:

The Board shall be comprised of GRF and OptumCare, as follows:

- a. GRF
 - i. GRF President
 - ii. GRF Treasurer
 - iii. Appointed GRF Board Member
 - iv. GRF Executive Director
- b. OptumCare
 - i. Center Administrator
 - ii. Practice Manager
 - iii. Physician Representative
 - iv. Appointed OptumCare Representative

3. DUTIES:

- a. Publish an agenda four (4) days in advance of Board meeting (GRF to provide administrative support;
- b. Elect at the first meeting:

GOLDEN RAIN OPERATIONS**COMMITTEE FUNCTIONS****ADOPT****Health Care Center Advisory Board**

- i. Chair (GRF)
- ii. Vice Chair (OptumCare);
- c. Meet at least quarterly or whenever such meetings are deemed necessary, unless cancelled by the President:
 - i. Time and location to be mutually determined;
- d. Ensure that the terms and conditions of the Lease Agreement are being upheld;
- e. Review of and proposed revisions/amendments to the Lease Agreement for recommendations to respective Boards;
- f. Keep the GRF and OptumCare regularly informed of existing or prospective needs or procedures affecting the community;
- g. Coordinate projects or programs of mutual benefit;
- h. Furnish a report at the:
 - i. GRF Board meeting
 - ii. GRF Annual meeting.

4. LIMITATIONS

It is to be recognized that the function of the Board is to act in an advisory and consulting capacity.

Regulatory or supervisory activities affecting employed personnel of either GRF or OptumCare are individual functions of the respective Management and not to be encroached upon by any Board member, either individually or collectively.

The Board does not have the authority to enter into written contracts or oral agreements with any third parties on behalf of the GRF Board of the OptumCare Board. Authority to authorize contracts and/or expenses rests solely with the respective Boards.

Policy
Adopted:

GOLDEN RAIN FOUNDATION
Seal Beach, California

(5177-31)

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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: BOARD OF DIRECTORS
FROM: PHYSICAL PROPERTY COMMITTEE (MW)
SUBJECT: CALI MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES (CAMUTCD)
DATE: FEBRUARY 15, 2019
CC: FILE

The Physical Property Committee (PPC) has been working on improving street marking and signage in the Community since 2015. The GRF Board approved funding in the amount of \$272,800 to bring our Trust streets into compliance with State and City Codes under The California Manual for Uniform Traffic Control Devices (CAMUTCD) from recommendations of the PPC.

The project was challenging for staff due to the amount of work needed to comply with the CAMUTCD. This included the need to remove excessive and out dated signage, install new compliant signage, implement the red curb reset program by sandblasting off red curbs and paint red where required, and remove MPH and PED XING marking on the pavement. Below is the Board of Directors approval from April 26, 2017 GRF Board Meeting:

Golden Rain Foundation Board Meeting Minutes, April 25, 2017

The Physical Property Committee (PPC) received recommendations from Urban Crossroads (traffic engineer for GRF) to bring the traffic control devices within Trust property into compliance with state requirements, as outlined in the California Manual on Uniformed Traffic Control Devices (CAMUTCD). In the Committee's review and deliberations, it was noted that the CAMUTCD is the standard by which a California Driver's license is issued, as well as the standard for which law enforcement agencies use for traffic enforcement. The PPC noted that upon certification of Trust Property traffic control devices compliant to the CAMUTC, local law enforcement could issues citations within the community. The Committee resolved to recommend to the Board acceptance of this proposed project.

Mr. Lukoff MOVED, seconded by Ms. Rapp-

TO approve Reserve funding for the removal and replacement of signs and street marking and repainting of red curbs per reset plan, in the amount of \$213,000, to be in compliance with the CAMUTCD. Further, I move to approve Capital Funding to update traffic control devices, and certification of compliance with CAMUTCD, in the amount of \$35,000, with the contingencies of \$24,800. The total cost of the project is not to exceed \$272,800 and authorize the GRF President sign the contract and the Physical Property Chair approve any contingencies.

I move to approve sending notification to the City of Seal Beach that the Golden Rain Foundation Trust Streets within Leisure World Seal Beach comply with CAMUTCD and submit Certification with a request to the City of Seal Beach to adopt, by ordinance or resolution, regulating vehicular traffic on Golden Rain Foundation privately owned roads, per California Vehicle Code (CVC), Section 21107 (Attachment A), with City of Seal Beach Police traffic enforcement. Required signage shall be posted by Golden Rain Foundation on the affected roads, per Attachment B.

I further move to authorize the Executive Director to place the required signage, in accordance with the CAMUTCD, that the provisions of the Vehicle Code and Seal Beach Municipal Code are applicable to all Trust property streets within this Community C.V.C 21107.5.



February 14, 2019

Mr. David Rudge
Golden Rain Foundation
P.O. Box 2069
Seal Beach, CA 90740

SUBJECT: LEISURE WORLD SEAL BEACH CAMUTCD COMPLIANCE REVIEW

Dear Mr. David Rudge:

Urban Crossroads, Inc. is pleased to submit this letter certifying that Leisure World Seal Beach has implemented the necessary traffic control devices consistent with the California Manual on Uniform Traffic Control Devices (CAMUTCD) to permit enforcement by the City of Seal Beach Police Department.

As a private gated community, Leisure World Seal Beach is not required to comply with the guidance outlined in the California Manual on Uniform Traffic Control Devices (CAMUTCD). However, the use of the CAMUTCD is encouraged on all privately owned and maintained roads in general as best practice. (1 p. 44). This approach recognizes the need for uniform traffic control standards needed for consistency and to avoid driver confusion. Proper placement of standardized traffic signs is an important component of traffic safety. The CAMUTCD contains the basic principles that govern the design and use of traffic control devices. Prior to enforcement, California Vehicle Code (CVC) Section 21107 (Attachment A) requires that the City of Seal Beach adopt by ordinance or resolution rules regulating vehicular traffic on privately owned and maintained roads within the City. In addition, signs shall be posted like the one shown in Attachment B.

After several visits, Urban Crossroads, Inc. can confirm on Friday, February 8, 2019 that the recommendations outlined in the May 18, 2016 Leisure World Seal Beach CAMUTCD Implementation strategy (2) have been completed. This includes traffic sign removals/replacements, and updates to the pavement markings. In addition, it appears that the Golden Rain Foundation has rescinded Policies, Rules and Regulation Section 1909-37, 1909.1-37 and 10909.2-37 identifying speeds limits that conflicted with the prima facie speed of 25 miles per hour for residential areas. If you have any questions, please contact me directly at (949) 336-5979.

Respectfully submitted,

URBAN CROSSROADS, INC.

A handwritten signature in black ink, appearing to read 'Bill Lawson'.

Bill Lawson, P.E., INCE
Principal



REFERENCES

1. **State of California Department of Transportation.** *California Manual on Uniform Traffic Control Devices*. 2014.
2. **Bill Lawson, PE, INCE.** Leisure World Seal Beach. *CAMUTCD Implementation Strategy*. May 18, 2016.

QUALIFICATIONS

Bill Lawson is a founding principal partner, a Registered Professional Traffic Engineer and a Certified Acoustical Consultant. Mr. Lawson maintains a wide range of technical expertise that includes transportation planning, parking analysis, traffic engineering, neighborhood traffic control, traffic calming and noise impact analysis. Mr. Lawson currently serves as the contract Traffic Engineer for the City of Rancho Santa Margarita.

EDUCATION

Master of Science in Civil and Environmental Engineering
California Polytechnic State University, San Luis Obispo • December, 1993

Bachelor of Science in City and Regional Planning
California Polytechnic State University, San Luis Obispo • June, 1992

PROFESSIONAL REGISTRATIONS

PE – Registered Professional Traffic Engineer – TR 2537 • January, 2009
AICP – American Institute of Certified Planners – 013011 • June, 1997–January 1, 2012
PTP – Professional Transportation Planner • May, 2007 – May, 2013
INCE – Institute of Noise Control Engineering • March, 2004

PROFESSIONAL AFFILIATIONS

ASA – Acoustical Society of America
ITE – Institute of Transportation Engineers

LEADERSHIP EXPERIENCE

Montana Del Lago Homeowner's Association • November, 1996 - November, 1999
Rancho Santa Margarita (RSM) Cityhood Committee • June, 1997 - January 1, 2000
Ladera Ranch Maintenance Corporation (LARMAC) • November, 2000 – January 2006
Ladera Ranch Civic Council (LRCC) • March, 2008 – September, 2012
Santa Margarita Water District (SMWD) • April, 2008 – December, 2012

ATTACHMENT A:

CVC SECTION 21107

State of California

VEHICLE CODE

Section 21107

21107. The provisions of this code shall not prevent any city from adopting rules and regulations by ordinance or resolution, regulating vehicular traffic on privately owned and maintained roads located within the boundary of such city, except that no such ordinance or resolution shall be effective until signs giving notice thereof are posted on the roads affected. The provisions of this section shall not apply to any city in which there are publicly maintained city streets.

(Enacted by Stats. 1959, Ch. 3.)

ATTACHMENT B:

ENTRY SIGN SAMPLE

FIRE LANE
NO
PARKING
TOW AWAY
ZONE
CVC 22658A CVC 22500.1
OCSD 949-720-6011

THE PROVISIONS OF
THE CALIFORNIA
VEHICLE CODE AND
SAN CLEMENTE
MUNICIPAL CODE ARE
APPLICABLE TO ALL
STREETS WITHIN
THIS COMMUNITY.
C.V.C. 21107.5

CAZADERO



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RANDY ANKENY, EXECUTIVE DIRECTOR
SUBJECT: APPROVE FEBRUARY GRF BOARD REPORT
DATE: FEBRUARY 19, 2019
CC: FILE

At the regularly scheduled meeting of the Executive Committee on February 9, 2019, the Committee moved to recommend the GRF Board establish a standard monthly report for distribution to all Mutual Boards; the monthly GRF Board report shall contain the GRF BOD meeting recap, GRF Committee and Ad hoc Committee monthly summaries of action and a general report on all major projects (projects generally over \$10,000).

- a) I move to approve to establish a monthly GRF Board Report for distribution.
- b) If approved, I move to approve the February GRF Board Report, as presented.

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



February 26, 2019

RECAP TO BE INSERTED UPON ADJOURNMENT OF TODAY'S BOD MEETING

January 31, 2019, Special Security, Bus & Traffic Committee

- MOVED and recommended the GRF BOD rescind Policy 5535-37, Pedestrian Gate Security, as presented.
- CONCURRED of the Committee to make the proper changes to Policy 5536.01-33, Guest Passes, Policy to be changed to Cost Center 37, Security, and bring back to the next scheduled meeting.
- CONCURRED of the Committee to address policies at the next scheduled meeting: review 5536-37, Gate Security and adopt 5537-37, RFID (Gate Access System).

February 4, 2019, Recreation Committee

- CONCURRED to request staff forward a request to the Finance Committee and GRF Board to replace the café patio tables, which were damaged during a recent storm;
- MOVED to grant an exception to allow the Abilene Club to continue advertising on the Recreation Department marquee;
- MOVED to investigate a two-sided bulletin board and forward to ADRC for color selection to be installed in the mission park area;
- MOVED to forward Clubhouse Four, Phase three, hallway to the Physical Property Committee for final cost, and request Physical Property forward the project to the Finance Committee for Capital Funding, before sending the project to the GRF Board for final approval;
- CONCURRED to include pool stick lockers in the upcoming scheduled maintenance, and request they be emptied;
- MOVED to allow the Golden Age Foundation to facilitate an onsite bicycle repair service for shareholders on a three (3) month trial basis one day a month, either on Wednesday or the Fourth Saturday of the month between 2:00 p.m. - 4:00 p.m.;
- MOVED to recommend the GRF Board amend Policy 1403-50, Commercial Use, as presented;
- MOVED to recommend the GRF Board amend Policy 1445-52, Mission Park, as presented.

February 6, 2019, Physical Property Committee

- MOVED to approve the completion of the Mission Park Gates Project #886-18;
- CONCURRED to allow the owner of Peak Power US, Matt Stoutenburg, access to the Southern California Edison bills to better evaluate solar needs within the community;
- CONCURRED to request staff bring back cost for a 200 AMP panel for lighting and video surveillance at the 1.8 Acres;
- MOVED to recommend the GRF Board approve the use of the AWS roofing consultant for a cost not to exceed \$3,500, pending Finance Committee review;
- MOVED to recommend the GRF board withdraw their request to install panic hardware in the Administration Conference Room;
- CONCURRED to approve staff's recommended improvements to be performed by the Service Maintenance Department using the Operating Funds.

February 8, 2019, Executive Committee

- CONCURRED to support an employee intranet;
- MOVED to recommend the GRF Board confirm Accurate Voting Services as the Inspector of Election, for the 2019 GRF Board of Directors election, as set forth in Policy 5025-30;

- MOVED to approve and recommend the GRF Board of Directors approve Anthem Plan A, Option 2 employee benefit plan for the plan year beginning April 1, 2019 and ending March 31, 2020, for full time GRF employees, effective April 1, 2018;
- MOVED to approve non-budgeted Operating Funds to purchase 36 each CERT entry level kits from ProPac, at a cost of \$33.54 each, plus shipping and handling, Cost Center 22, for a cost not to exceed \$1,500;
- MOVED to approve amendment of the Painter job description, as presented;
- MOVED to forward to the ADRC meeting in February for approval of the proposed design(s) and placement, to the Finance Committee in March, to review availability of non-budgeted operating funds, not to exceed \$3,000, Cost Center 20, for employee incentive to purchase the materials for creating an Employee Recognition Wall, as described in the agenda packet;
- MOVED recommend the GRF Board establish a standard monthly report for distribution to all Mutual Boards; the monthly GRF Board report shall contain the GRF Board meeting recap, GRF Committee and Ad hoc Committee monthly summaries of action and a general report on all major projects (projects generally over \$10,000). A draft of the GRF Board Monthly Report will be placed upon the GRF Board agenda;
- MOVED to recommend the GRF Board appoint no less than three (3) and no greater than five (5) GRF Board members to sit upon the GAF Board. Appointments to GAF will be made by the GRF President and ratified by the GRF Board. All actions by the appointed GRF Board members serving on the GAF must be fully disclosed and any action by GRF Board members serving on the GAF must be approved by the GRF Board where the GRF members serving on the GAF must recuse themselves from the GRF Boards vote;
- MOVED to recommend the GRF Board adopt the policy number format, for use in the Power DMS policy track system, as amended.

February 11, 2019, Mutual Administration Committee

- CONCURRED to schedule a work study meeting to review all changes to the Realtor Handout, at least two weeks prior to the March Committee meeting, when the Handout will be reviewed;
- MOVED to institute a passport photo service within the Copy & Supply Center and further moved to approve a fee of \$10 for passport photo services, to be reviewed annually;
- MOVED to approve the Copy and Supply Center expansion and forward the project to the Physical Properties Committee for final costing; upon securing final costs, forward a Capital funding request to the Finance Committee, and upon securing Capital funding, forward the action to the GRF Board for final approval.

February 13, 2019, Security, Bus & Traffic Committee

- MOVED to approve \$200, to provide an offsite shuttle for Leisure World residents, to attend the Seal Beach Chamber of Commerce Annual Health Expo, at the Seal Beach Pier, on May 18, 2019, at 9:00 a.m.,
- MOVED to approve four parking spaces requested by the Community Church within Seal Beach Leisure World;
- MOVED to request the Security Services Director draft a policy on lock outs to be reviewed at the next scheduled meeting;
- MOVED to recommend the GRF BOD rescind Policy 5536-36, Gate Security, as it is a procedure rather than a policy.

February 14, 2019, Communications Committee

- MOVED to forward for the Board's review potential advertising sales and sponsorship of companies advertising CBD and THC products, and further discuss it at the next scheduled Committee meeting;
- CONCURRED to review Policy 2840-36, News Coverage, Policy 5126-36, Communications Committee Function and Policy 5581-36, Advertising Terms and Conditions at the next scheduled Committee meeting.

February 15, 2019, Finance Committee

- MOVED to authorize the Executive Director donate \$70 in currency and the collector's coins, valued at \$4.38, found in a lock box at the Security main gate office;
- MOVED to recommend the GRF BOD accept for audit, the financial statements for the month of January 2019, as presented by the Director of Finance and as reviewed by the Finance Committee;
- MOVED to recommend the GRF BOD authorize the transfer of \$500,000 of reserve funds from First Foundation Bank to US Bank, following the maturity of a \$500,000 CDAR on March 7, 2019, for the purposes of maximizing insured funds and to invest with US Bancorp;
- MOVED to recommend the GRF Board authorize the purchase of brokered CDs from US Bancorp totaling \$300,000 of reserve funds from US Bank, all with a 12-month term at the prevailing interest rates at the time of purchase;
- MOVED to recommend the GRF BOD authorize the Finance Department to close the non-restricted money market account at First Foundation Bank, transferring all funds from this account to US Bank for the purposes of maximizing insured funds and to invest with US Bancorp;
- MOVED to recommend the GRF Board authorize the purchase of two (2) brokered CDs totaling \$500,000 of capital funds from the US Bank Money Market account, with a 6-month and a 12-month term at the prevailing interest rates at the time of purchase and to hold these CDs in a newly established investment account at US Bancorp specifically for holding investments in Capital Improvement Funds;
- MOVED to recommend the GRF Board allocate Capital funding, in the amount of \$8,500, for the purchase of four (4) patio sets;
- MOVED to recommend the GRF BOD allocate Reserve funding, for the project identified as St Andrew medians 1 and 4 to 16 landscape replacement, for a total cost not to exceed \$270,000;
- MOVED to recommend the GRF Board approve Capital funding, for AWS Consultants to provide services for pre-bidders conference, reviewal of bids received, interview bidders, assist with the selection process, and provide the construction contract for the roofing of the Administration and Amphitheater buildings, at a cost not to exceed \$3,500;
- MOVED to allocate non-budgeted Operating funding, for the Employee Recognition Wall Display, in an amount not to exceed \$3,000;
- MOVED to recommend the GRF amend Policy 5340-31, Capital Improvement Fund, incorporating guidelines on appropriate uses, investing, withdrawing and transferring Capital funds;
- MOVED to recommend the GRF amend Policy 5115-31, Finance Committee Charter, as presented, to incorporate the additional required steps by the California Civil Code 5500.

February 19, Strategic Planning Ad hoc Committee

- CONCURRED to alphabetize each worksheet and include the location of each line item, as applicable;

- CONCURRED to request the Executive Director review current and future projects and update the spreadsheet as needed prior to the next Committee meeting;
- CONCURRED to request the Recording Secretary send a letter to the Security Bus and Traffic Committee inquiring about the estimated cost of Fleet Replacement and the Committee's estimated timeline for replacement;
- CONCURRED review 2020, 2021 and 2022 projects at the next Committee meeting.

Financial Recap

January 2019

Financial Recap – January 2019

As of the one-month period ended January 2019, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$80,346.

Major variances are:

Wages, Taxes & Benefits	59,268	Favorable: Wages \$28K; P/R Taxes \$8K; Workers' Comp \$4K; Group Ins \$13K; 401(k) Match \$5K
Temporary Agency Fees	(10,183)	Unfavorable: Temporary help for key positions.
Supplies	18,579	Favorable: Less supplies requisitioned in January
Professional Fees	13,681	Favorable: No legal expenses paid in January
Facilities Rentals & Maintenance	38,447	Favorable: Low expenditures in January
Rental Income	(43,261)	Unfavorable: Lower unit sales than planned

	Fund Balance	Allocated For Current Projects	Allocated For Future Projects	For details, see page
Reserve Funds				
Repairs & Replacements	\$9,603,185	\$1,700,671	\$7,902,514	7

	Fund Balance	Allocated Funds	Unallocated Funds	For details, see page
Capital Funds				
Capital Improvements	\$1,664,638	\$264,250	\$1,400,388	8

Total year-to-date approved unbudgeted operating expenses are \$3,500.

Project Number:

865-18

Administration Building Elevator



In Progress



In Progress

Action Items Completed:

- Estimated start; first week of January
- Estimated completion; end of March
- Electrical upgrades complete
- Fire Alarm installation in progress

Project Timeline:



Originating Committee:

Physical Property
Committee

April 2, 2018

GRF Board Approval:

April 24, 2018

Approved Budget:

\$97,631

Payments to Date:

\$66,737

Balance:

\$30,894

Funding Source:
Reserve

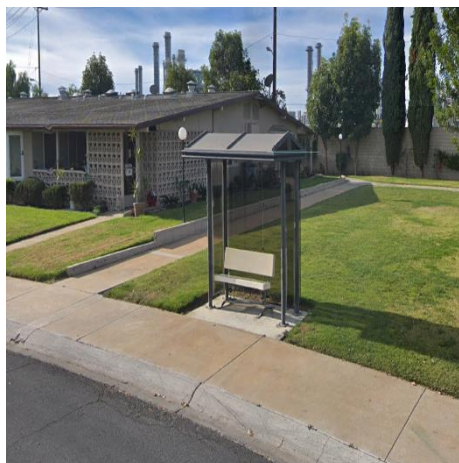
Project Status:

In Progress

Project Number:

885-18

Bus Stop Signs



Before

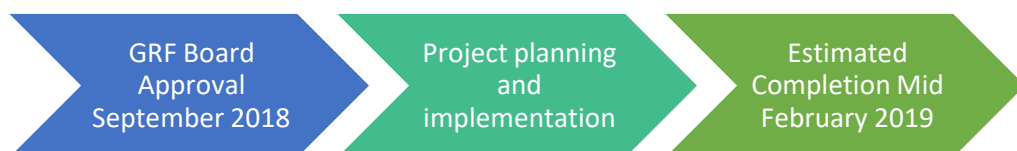


In Progress

Action Items Completed:

- 10 Signs on ordered
- Working with transportation on installation

Project Timeline:



Originating Committee:
Security, Bus and Traffic
Committee

September 4, 2018

GRF Board Approval:
September 25, 2018

Approved Budget:

\$6,500

Payments to Date:

\$6,500

Balance:

\$0

Funding Source:
Capital

Project Status:
In Progress

Project Number:

830-17

Clubhouse Revitalization Project



BEFORE



AFTER

Notes:

- Phase 1 – Clubhouse Six
- Phase 2 – Clubhouse Two – Recreation Committee reviewing next steps

Action Items Completed:

- Flooring, Paint and LED Lights installed
- Stairs and upstairs landing complete
- Building sign installed
- Clubhouse Six opened October 13, 2017
- Draft RFP for Clubhouse Two to send to Recreation Committee for review.
- Project to be reviewed by Facilities and Amenities Review Ad Hoc Committee

Project Timeline:



Originating Committee:
Physical Property
Committee
August 7, 2017

GRF Board Approval:
August 22, 2017

Approved Budget:
\$1,000,000

Payments to Date:
\$98,750

Balance:
\$901,250

Funding Source:
Reserve

Project Status:
Clubhouse Six
Complete

Remainder of project on
hold, pending FAR
Committee review.

Project Number:
888-18

Concrete/Roof Improvements - Medical Building



BEFORE



AFTER

Action Items Completed:

- Concrete improvements – Complete
- Roof scheduled for completion Mid-February 2019

Project Timeline:



Originating Committee:
Physical Property
Committee
December 4, 2018

GRF Board Approval:
December 25, 2018

Approved Budget:
\$22,756

Payments to Date:
\$22,756

Balance:
\$0

Funding Source:
Capital

Project Status:
In Process

Project Number: 889-18

Landscape Improvements – Medical Building



In Progress



In Progress

Action Items Completed:

- Landscape in progress
- Landscape being completed by Anguiano Landscape

Project Timeline:



Originating Committee:

Physical Property
Committee

December 4, 2018

GRF Board Approval:

December 25, 2018

Approved Budget:

\$10,429

Payments to Date:

\$10,429

Balance:

\$0

Funding Source:
Capital

Project Status:

In Process

Project Number:
882-18

Landscape Median #2 – St. Andrews



BEFORE



AFTER

Notes:

- The proposed request represents the same cost and amount of materials for the 195 linear foot section of Median #2 as used in the 135 linear foot section of Median #3, which is a 30% reduction in expense.

Action Items Completed:

- Irrigation complete
- Plants put in/ complete
- Boulders complete

Project Timeline:



Originating Committee:
Physical Property
Committee
August 1, 2018

GRF Board Approval:
August 28, 2018

Approved Budget:
\$20,000

Payments to Date:
\$15,222

Balance:
\$4,778

Funding Source:
Reserve

Project Status:
In Progress

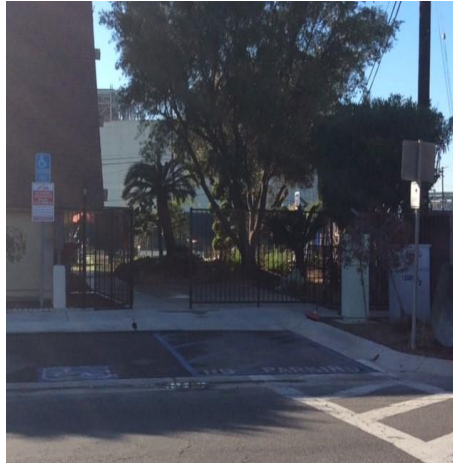
Project Number:

886-18

Mission Park Gates



BEFORE



AFTER

Action Items Completed:

- Three Gates ordered
- Three Gates Installed
- Gates installed by MJ Jurado

Originating Committee:

Physical Property
Committee

November 6, 2018

GRF Board Approval:

November 27, 2018

Approved Budget:

\$8,520

Payments to Date:

\$8,520

Balance:

\$0

Funding Source:
Capital

Project Status:

Complete

GRF Board
Approval
November 2018

Bid collection
and project
planning

Project
completed
December 2018

Project Number:

591-01B-JK

Perimeter Wall Project – Section J&K



BEFORE



In Progress

Action Items Completed:

- The City and County permits have been obtained
- The project has been placed on hold by OCFC
- On April 24, 2018 OC Flood Control (OCFC) provided notice, the rebuild of the flood control channel along the western section of Trust Property, will be commencing on or about April 30, 2018 to scheduled completion on about July 31, 2018.
- OCFC in process of rebuilding channel roadway
- Storage container revoked at RV Lot
- Repairs scheduled from OCFC on GRF Property to start October 22, 2018
- Waiting for approval to work on wall after completion by OCPW
- Approval received from OCFC to work on the wall, contractor has started construction of the wall, scheduled completion second quarter of 2019.

Project Timeline:



Originating Committee:

Physical Property
Committee

January 9, 2015

GRF Board Approval:

January 27, 2015

Approved Budget:

\$650,000

Payments to Date:

\$174,385

Balance:

\$475,615

Funding Source:

Reserve

Project Status:

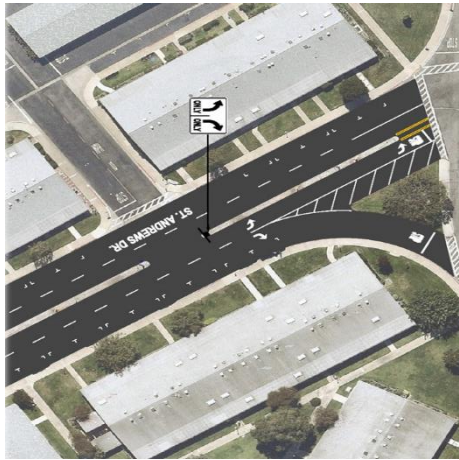
In Progress

Project Number:
738-15

Trust Property Street Compliance with CAMUTCD



BEFORE



In Progress

Scope of Work:

- Red Curb reset
- Sign reduction
- CAMUTCD Certification

Action Items Completed:

- Contracts executed
- Sandblasting and repainting of red curbs in progress
- Certification by Urban Crossroads in progress
- Finalization of work in progress
- Traffic engineer reviewing for certification

Project Timeline:



Originating Committee:
Physical Property
Committee
April 25, 2017

GRF Board Approval:
April 10, 2017

Approved Budget:

\$272,800

Payments to Date:

\$145,265

Balance:

\$127,535

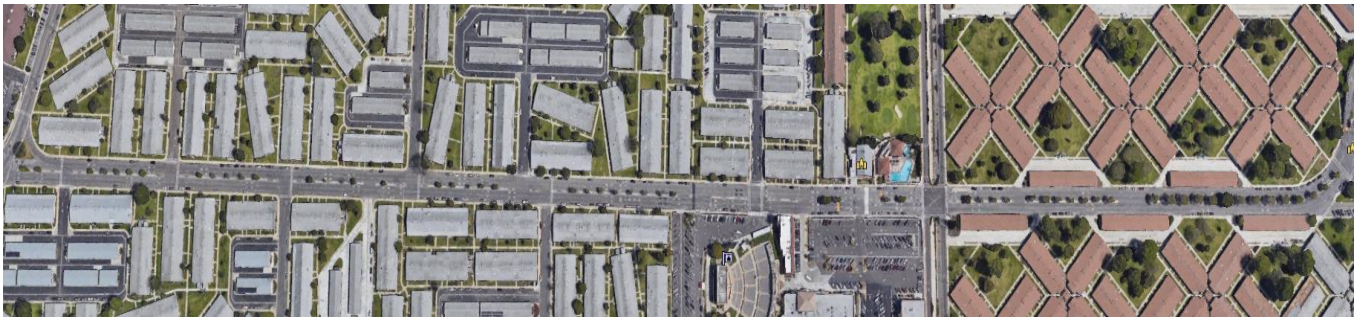
Funding Source:
Reserve/Capital

Project Status:
95% Complete

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: ARCHITECTURAL DESIGN & REVIEW COMMITTEE (MW)
SUBJECT: RESERVE FUNDING REQUEST - ST. ANDREWS MEDIAN LANDSCAPE
DATE: FEBRUARY 13, 2019
CC: FILE

The Physical Property Department was tasked with providing cost for landscaping and boulder installation on all medians on St. Andrews except for medians #2 and #3 that were completed as samples. Our current landscape contractor provided a cost not to exceed \$184,282 to complete the remaining medians, not including median #2 and #3 (already completed) and use the #2 median as the model. Cost was provided for boulder installation, based on cost from two suppliers, from the sample medians not to exceed \$52,000.



St. Andres all medians

At a Special meeting of the ADR Committee on February 21, 2019, the Committee recommended the Board of Directors award a contract to Anguiano Lawn Care to install plants and irrigation to all medians on St Andrews, excluding medians #2 and #3 (already completed), for a cost not to exceed \$184,282, and to approve funding in the amount not to exceed \$52,000 for boulder installation, upon finalization of firm cost estimates and include contingency funding of \$24,000.



Median #2

At the February 15, 2019 meeting of the Finance Committee, the Committee determined sufficient Reserve funds exist in the amount of \$260,282.

I move to approve the replacement of landscaping on St. Andrews medians 1, 4 to 16, in an amount not to exceed \$260,282, Reserve funding and authorize the GRF President to sign a contract with Anguiano Lawn Care (plants and irrigation), in the amount of \$184,282, and further approve the GRF President to sign a contract, in an amount not to exceed \$52,000, for rock boulder installation with the best qualified contractor; funds include a contingent in the amount of \$24,000; the ADRC Chair is authorized to review and approve all contingencies.



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD OF DIRECTORS REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: ARCHITECTURAL DESIGN & REVIEW COMMITTEE (MW)
SUBJECT: OPERATING FUNDING REQUEST - COMMUNITY FACILITIES TREE TRIMMING
DATE: FEBRUARY 4, 2019
CC: FILE

It was determined to send the Community Facilities Tree Trimming project back to the Architectural Design and Review Committee to re-evaluate the cost of this project. The Committee asked staff to have the remaining bidding contractors (see below) sample their work and trim similar trees. The Committee, at its January meeting, reviewed cost and workmanship and determined to forward a request to the Board of Directors to award a contract to Anguiano Lawn Care, to maintain the Community Facilities tree inventory, for a two (2) year term, 2019-2020, in an amount not to exceed \$87,640, Operating funding.

BIDDER	Year Two	Year Three	Revised TOTAL – 2 Years
BrightView Tree Care Services	\$45,789.	\$37,607.	\$83,396.
Anguiano Lawn Care	\$43,870.	\$43,770.	\$87,640.
Peterson's Tree Works	\$122,400.	\$129,755.	\$252,155.

I move to award a contract to Anguiano Lawn Care to maintain the Community Facilities tree inventory, for a two (2) year term, 2019-2020, in an amount not to exceed \$87,640, Operating funding, and authorize the President sign the contract.

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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

COMMITTEE ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: EXECUTIVE COMMITTEE (NR)
SUBJECT: CONFIRM 2019 ELECTION PROVIDER
DATE: FEBRUARY 9, 2019

Policy 5025-30, Election Procedures, states that the Executive Committee (EC) “will recommend that the Board appoint the election services company as its Inspector(s) of Election.”

At its meeting on September 26, 2017, the Golden Rain Foundation (GRF) Board unanimously awarded a contract to Accurate Voting Services to perform the general election services for the GRF and Mutual corporations for years 2018, 2019 and 2020.

At its meeting on February 8, 2019, the Executive Committee unanimously moved to recommend the GRF Board of Directors confirm the appointment of Accurate Vote Services, as the Inspectors of Election for the 2019 election.

I move to recommend the Board confirm Accurate Voting Services, as the Inspectors of Election, for the 2019 GRF Board of Directors election, as set forth in Policy 5025-30.

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Golden Rain Foundation

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Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: EXECUTIVE COMMITTEE
SUBJECT: POLICY ESTABLISHMENT, GRF MEMBERS SITTING ON GAF BOARD
DATE: FEBRUARY 11, 2019
CC: FILE

The Golden Age Foundation (GAF), is a registered 501(c)3 corporation and the establishment of GAF in the 60's represented the charitable arm of the community commonly identified as Leisure Word, Seal Beach, to facilitate charitable activities, including the active solicitation of grants for the mutual benefit of all Shareholders. Action is requested to restore a limited number of GRF Board members to the GAF Board. Such number of GRF Board members would not constitute a quorum of the GAF and be limited to a number of no less than three (3) and no greater than *five (5).

**current GAF Bylaws state five GRF Board members serving on the GAF Board.*

Any actions by GRF Board members sitting on the GAF Board, must adhere to the following:

GRF directors owe a fiduciary duty to GRF, which is a duty of undivided loyalty to GRF, and may not make decisions for GRF that benefit their own interests at the expense of GRF and its members. This duty of loyalty involves not only the duty to avoid conflicts of interest but requires full disclosure of any interests potentially adverse to the corporation. A GRF director has the duty to serve the interests of all of the GRF members.

All actions by the appointed GRF Board Members to the GAF Board will require full disclosure to the GRF Board and the GRF Board approves the transaction by a vote, without counting the vote of the interested director(s), and the transaction is just and reasonable to the corporation at the time of its authorization, approval, or ratification. (Corp. Code § 7233.)

Moreover, each individual GRF Director owes a fiduciary duty to GRF to act in good faith, in a manner the director believes to be in best interests of GRF, and with such care, including reasonable inquiry, as an ordinarily prudent person in a like position would use under similar circumstances. (Corporations Code Section 7231, which is often referred to as the "Business Judgment Rule"). Directors are expressly prohibited from voting on matters that present a conflict of interest, such as disciplinary matters involving the member, etc. (Civil Code § 5350(b).)

At its meeting on February 8, 2019, the Executive Committee moved to recommend the GRF Board of Directors appoint GRF Board members to sit on the GAF Board, under the conditions recommended in this Board Action Request.

I move to recommend the GRF Board appoint no less than three (3) and no greater than five (5) GRF Board members to sit upon the GAF Board. Appointments to GAF will be made by the GRF President and ratified by the GRF Board. All actions by the appointed GRF Board members serving on the GAF must be fully disclosed and any action by GRF Board members serving on the GAF must be approved by the GRF Board where the GRF members serving on the GAF must recuse themselves from the GRF Board's vote.



BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: EXECUTIVE COMMITTEE
SUBJECT: ADOPT DMS SOFTWARE NUMBERING FORMAT
DATE: FEBRUARY 8, 2019
CC: FILE

A cataloging system for procedures, rules, forms, etc. assists users in the navigation of documents and both provides logical organization and ensures that a user can find information easily.

At its meeting on February 8, 2018, the Executive Committee moved to recommend organizing the GRF policies in a format, as follows:

AREA 10 - ADRC, Landscape Common Areas, Holiday Decorations
 20 - Communications, Publications, IT
 30 - Executive Committee, Administration, HR, Emergency Prep
 40 - Finance, Purchasing, Income Leases, Fees, Reserves
 50 - Mutual Admin, Stock Transfer, Copy Center, Service Maintenance
 60 - Physical Properties, All Buildings
 70 - Recreation, Amphitheater, Golf Course, Pool, Janitorial, Library
 80 - Security, Bus, Fleet, RV
 90 - Other

CURRENT FOUR DIGIT POLICY NUMBER

TYPE (1 = Rule, 2 = Fee, 3 = Procedure, 4 = Form, 5 = Document, 6 = Revenue Contracts, 7 = Expense Contract, 8 = Human Resource Documents)

Attached is a sample document utilizing the proposed numbering format.

I move to adopt the numbering format, for use in the Power DMS tracking system software, as presented.

Admin. (Area)

Number and Name

Rule

30-5022, Limitation of Terms-Officers-1

GOLDEN RAIN OPERATIONS

Limitation of Term - Officers

Officers of the Board of Directors shall not be permitted to succeed themselves in office for more than two terms.

The intent of this policy is to limit any Director to no more than three successive terms in any position as an officer of the Board of Directors of the Golden Rain Foundation.

Policy

Adopted: 08 Jul 80
Reviewed: 10 Feb 17

**GOLDEN RAIN FOUNDATION
Seal Beach, California**

(Feb 17)



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 JANUARY FINANCIAL STATEMENTS
DATE: FEBRUARY 15, 2019
CC: FILE

At the regularly scheduled meeting of the Finance Committee on February 15, 2019, the Committee, in accordance with Policy 5515-31 and all applicable sections of the civil code 5500, duly moved to recommend to the Golden Rain Foundation Board of Directors acceptance of the January 2019 financial statements for audit.

Our Director of Finance, Carolyn Miller will give a recap of the January 2019 financial statements. At the end of the report, a motion will be made to accept the January 2019 financial statements for audit.

I move that the GRF Board of Directors accept the January 2019 financial statements for audit.

Financial Recap – January 2019

As of the one-month period ended January 2019, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$80,346.

Major variances are:

Wages, Taxes & Benefits	59,268	Favorable: Wages \$28K; P/R Taxes \$8K; Workers' Comp \$4K; Group Ins \$13K; 401(k) Match \$5K
Temporary Agency Fees	(10,183)	Unfavorable: Temporary help for key positions.
Supplies	18,579	Favorable: Less supplies requisitioned in January
Professional Fees	13,681	Favorable: No legal expenses paid in January
Facilities Rentals & Maintenance	38,447	Favorable: Low expenditures in January
Rental Income	(43,261)	Unfavorable: Lower unit sales than planned

	Fund Balance	Allocated For Current Projects	Allocated For Future Projects	For details, see page
Reserve Funds				
Repairs & Replacements	\$9,603,185	\$1,700,671	\$7,902,514	7

	Fund Balance	Allocated Funds	Unallocated Funds	For details, see page
Capital Funds				
Capital Improvements	\$1,664,638	\$264,250	\$1,400,388	8

Total year-to-date approved unbudgeted operating expenses are \$3,500.

P.O. Box 2069
Seal Beach CA 90740

Description			
	Current Assets:		
	Cash & cash equivalents	234,813	
1122000	Non-Restricted Funds	9,413	
	Receivables	540,534	
	Prepaid expenses	405,334	
	Inventory of maintenance supplies	<u>405,255</u>	
	Total Current Assets		1,595,349
	Designated deposits		
1211000	Contingency Operating Fund	500,000	
	Reserve Fund	9,603,185	
1212500	Capital Improvement Fund-GRF	<u>1,664,638</u>	
	Total designated deposits		11,767,823
	Notes Receivable		
1411000	Notes Receivable	<u>30,546</u>	
	Total Notes Receivable		30,546
	Fixed Assets		
	Land, Building, Furniture & Equipment	37,433,620	
	Less: Accumulated Dep'n	<u>(23,965,252)</u>	
	Net Fixed Assets		13,468,369
	Other Assets		<u> </u>
	Total Assets		<u><u>26,862,087</u></u>

P.O. Box 2069
Seal Beach CA 90740

Description			
Liabilities & Equity			
Current Liabilities:			
	Accounts payable	364,100	
	Project Commitments	478,832	
	Prepaid Deposits	10,850	
	Accrued payroll & payroll taxes	430,873	
2138210	Unearned Income- Other	59,500	
	Accrued expenses	304,297	
	Accrued property taxes	74,119	
	Total Current Liabilites	1,722,571	
	Total Liabilities		1,722,571
Equity			
Mutuals' Beneficial Interest			
3211000	Contingency Operating Reserve Equity	700,000	
3212000	Reserve Equity	9,145,418	
3394000	Capital Fund Equity	1,631,673	
3310000	Beneficial Interest in Trust	11,584,454	
	Total Mutuals' Beneficial Interest		23,061,545
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	4,648,351	
	Total Paid-in-Capital		6,258,151
Excess Income			
	Current Year	(55,431)	
3910000	Excess Income / (Expense) Prior Year	41,026	
	Total Excess Income		(14,405)
3920000	Dep'n & Amortization		(4,165,776)
	Net Stockholders' Equity		25,139,516
	Total Liabilities & Stockholders' Equity		26,862,087

Golden Rain Foundation
Cash Flow Activity - All Reserves
For the Period Ended January 31, 2019

	Contingency Operating Fund	Reserve Fund	Capital Improvement Fund	Nonrestricted Funds	Total
Balance 12/31/2018	550,000	9,732,925	1,643,004.70	25,545	11,951,475
Funded: Assessments		104,166			104,166
Funded: Amenities Fees collected	(26)	40,074	40,074		80,147
Funded: M17 Lease Fees collected	(24)	5,700	5,700		11,400
Funded: Interest on Funds		4,741			4,741
Progress Payments on CIP					-
Expenditures		(35,146)	(24,140)		(59,286)
Commitments		(249,274)			(249,274)
Transfers to/from Funds	(50,000)			50,000	-
Interest Income Allocation					-
Net Monthly Activity				(66,132)	(66,132)
Balance 01/31/2019	500,000	9,603,185	1,664,638	9,413	11,777,236
 Net Activity	 (50,000)	 (129,739)	 21,633	 (16,132)	 (174,239)

Golden Rain Foundation
Quick Balance Sheet Analysis
For the Period Ended January 31, 2019

SELECTED BALANCE SHEET ITEMS

	Current Balance	Prior Month	Increase (Decrease)
Cash In Bank	244,226	202,522	41,704
Current Assets	13,363,172	13,576,058	(212,886)
Current Liabilities	1,722,571	2,114,715	(392,144)
Current Ratio	7.76	6.42	
Designated Deposits:	11,767,823	11,925,929	(158,106)
Reserve Fund			
Liability & Disaster Insurance Fund			
Capital Improvement Fund			
Contingency Operating Fund			

RESULT OF OPERATIONS

Current Month	Actual	Budget	Variance	%
Income	1,344,622	1,388,749	(44,127)	(3.18)
Expense	1,316,500	1,440,973	124,473	8.64
Net Materials Recovery(Pass Thru)	0	0	0	
Excess Income or (Expense)	28,122	(52,224)	80,346	
Year To Date	Actual	Budget	Variance	%
Income	1,344,622	1,388,749	(44,127)	(3.18)
Expense	1,316,500	1,440,973	124,473	8.64
Net Materials Recovery(Pass Thru)	0	0	0	
Excess Income or (Expense)	28,122	(52,224)	80,346	

Full Time Equivalents		
For the Month	Average YTD	Planned - 2019
159.97	159.97	169.09



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE (CM)
SUBJECT: FUNDS TRANSFER REQUEST – RESERVE FUNDS
DATE: FEBRUARY 15, 2019
CC: FILE

At the regularly scheduled meeting of the Finance Committee on February 15, 2019, the members discussed the liquid funds held in various financial institutions and noted the total balances in one of the financial institutions exceed the FDIC insurance limit and, therefore, are not in compliance with Policy 5520-31 – Reserves.

The Committee passed a motion to recommend the GRF Board authorize the transfer of \$500,000 of reserve funds from First Foundation Bank to US Bank, following the maturity of a \$500,000 CDAR on March 7, 2019, for the purposes of maximizing insured funds and to invest in higher yielding CDs with US Bancorp.

I move to approve a transfer of \$500,000 of reserve funds, from First Foundation Bank to US Bank, following the maturity of a \$500,000 CDAR on March 7, 2019, for the purposes of maximizing insured funds and to invest in higher yielding CDs with US Bancorp.

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Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE (CM)
SUBJECT: CD PURCHASE REQUEST – RESERVE FUNDS
DATE: FEBRUARY 15, 2019
CC: FILE

At the regularly scheduled meeting of the Finance Committee on February 15, 2019, the members discussed terms and interest rates on CDs offered through US Bancorp. Additionally, the Committee discussed the current investment ladder and reserve funds available for investing to fill in the gaps in the investment ladder.

Following this discussion, the Committee passed a motion to recommend the GRF Board authorize the purchase of brokered CDs, totaling \$300,000 of reserve funds, all with a 12-month term, at the prevailing interest rates at the time of purchase.

I move to approve the purchase of brokered CDs, from US Bancorp, totaling \$300,000 of reserve funds, using funds from the US Bank money market account, all with a 12-month term, at the prevailing interest rates at the time of purchase.

Reserve Funds Investment Ladder With Proposed New Purchases

Term	Maturity Month	Investment Amount	Rate
0	Feb-19		
1	Mar-19	500,000	70%
2	Apr-19	800,000	70%
3	May-19	500,000	70%
4	Jun-19	800,000	70%
8	Jul-19	1,000,000	70%
6	Aug-19	495,000	2.30%
7	Sep-19	244,000	2.45%
8	Oct-19	244,000	2.45%
9	Nov-19	245,000	2.65%
10	Dec-19	243,000	2.65%
11	Jan-20	243,000	2.70%
12	Feb-20	978,000	2.50%
13	Mar-20	300,000	
14	Apr-20	246,000	2.65%
15	May-20		
16	Jun-20	245,000	2.85%
17	Jul-20	245,000	2.75%
18	Aug-20		
19	Sep-20		
20	Oct-20	246,000	2.85%
21	Nov-20		
22	Dec-20	245,000	3.10%
23	Jan-21	245,000	2.75%
24	Feb-21		
25	Mar-21		
26	Apr-21	245,000	3.05%
27	May-21	245,000	3.15%
28	Jun-21		
29	Jul-21	245,000	2.75%
30	Aug-21		
31	Sep-21		
32	Oct-21	245,000	3.15%
33	Nov-21		
34	Dec-21		
35	Jan-22		
36	Feb-22		

Key:	
Black	Current investments
Black	Approved from last month
Blue	Proposed investments



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE (CM)
SUBJECT: FUNDS TRANSFER REQUEST – CAPITAL IMPROVEMENT FUNDS
DATE: FEBRUARY 15, 2019
CC: FILE

At the regularly scheduled meeting of the Finance Committee on February 15, 2019, the members reviewed the amount of liquid funds held in the Capital Improvement fund and discussed the opportunity to invest some of these funds in short-term investments to maximize the yield on these funds.

The Committee passed a motion to recommend the GRF Board authorize the Finance Department to close the non-restricted money market account at First Foundation Bank, as the majority of funds are allocated to the Capital Improvement Fund, transferring all funds from this account to the US Bank non-restricted money market account for the purposes of maximizing insured funds and to invest Capital Improvement funds with US Bancorp.

I move to authorize the Finance Department to close the non-restricted money market account at First Foundation Bank, as most of these funds are allocated to the Capital Improvement Fund, transferring all funds from this account to the US Bank non-restricted money market account for the purposes of maximizing insured funds and to invest Capital Improvement funds with US Bancorp.

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Golden Rain Foundation

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Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE (CM)
SUBJECT: CD PURCHASE REQUEST – CAPITAL IMPROVEMENT FUNDS
DATE: FEBRUARY 15, 2019
CC: FILE

At the regularly scheduled meeting of the Finance Committee on February 15, 2019, the members discussed investing some of the Capital Improvement funds in higher yielding investments by establishing an investment ladder with varying maturity dates, as not all funds will be needed within the short-term.

Following this discussion, the Committee passed a motion to recommend the GRF Board authorize the purchase of two (2) brokered CDs, totaling \$500,000 of Capital Improvement funds, with a 6-month and a 12-month term, at the prevailing interest rates at the time of purchase.

I move to approve the purchase of two (2) brokered CDs, totaling \$500,000 of Capital Improvement funds from the US Bank Money Market account, with a 6-month and a 12-month term, at the prevailing interest rates at the time of purchase and to hold these CDs in a newly established investment account at US Bancorp specifically for holding investments in Capital Improvement Funds.

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Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE (CM)
SUBJECT: AMEND POLICY 5340-31 – CAPITAL IMPROVEMENT FUND
DATE: FEBRUARY 15, 2019
CC: FILE

At its meeting on December 17, 2018, the Finance Committee requested Policy 5340-31 – Capital Improvement Fund be amended to include guidelines for investing Capital funds to maximize the yield on these funds. The amended policy incorporates guidelines on appropriate uses, investing, withdrawing and transferring Capital funds.

I move amend Policy 5340-31, Capital Improvement Fund, incorporating guidelines on appropriate uses, investing, withdrawing and transferring Capital funds.

GOLDEN RAIN OPERATIONS

BOARD INTERNAL OPERATIONS AMEND

Capital Improvement Fund

1. PURPOSE

~~1. The Capital Improvement Fund (the Fund) is maintained as a separate fund from the Reserve Fund. It is an accumulation of funds used to cover the cost of expenditures for new projects. Projects include trust property development and enhancements, structures and equipment and components of trust property development and enhancements, structures and equipment that will have a useful life of more than one year.~~

2. SOURCES OF CAPITAL IMPROVEMENT FUNDS

~~2. The Fund is funded solely in part or in whole from the collection of amenity fees as determined by the Board, per Policy 5061-31 – Fees.~~

3. USE OF FUNDS

~~3. The Fund may be used to purchase equipment or finance new projects that are not included in the reserve study or were considered in the current year's operating budget. All Capital expenditures require board approval.~~

4. AUTHORIZATION

~~All capital expenditures require board approval. The Director of Finance will report the status of this fund monthly as part of the financial report delivered to the members of the Finance Committee.~~

5. BANKING AND INVESTMENTS OF CAPITAL IMPROVEMENT FUNDS

The Fund is maintained as a separate fund from the Reserve Fund. Guidelines for investing capital improvement funds are as follows:

5.1. The Board of Directors (BOD) shall exercise prudent fiscal management in maintaining the integrity of the Fund.

5.2 The BOD's primary goal in investment of the Fund shall be the preservation of the funds and the purchasing power thereof.

5.3 Liquidity of the Fund shall be managed to ensure that funds are available for approved projects.

6. WITHDRAWALS/TRANSFERS FROM CAPITAL IMPROVEMENT FUNDS

6.1 The Director of Finance or delegated Finance staff is authorized to make withdrawals and transfers from the Fund, as necessary, to cover the payment of BOD-approved Fund expenditures.

6.2 The Director of Finance will report the status of this fund monthly as part of the finance report, delivered to the members of the Finance Committee.

4. _____

Policy

Adopted: 27 Nov 18

Amended:

GOLDEN RAIN FOUNDATION
Seal Beach, California

(Nov 18)

Page 1 of 1

GOLDEN RAIN OPERATIONS

BOARD INTERNAL OPERATIONS

Capital Improvement Fund

1. The Capital Improvement Fund (the Fund) is maintained as a separate fund from the Reserve Fund. It is an accumulation of funds used to cover the cost of expenditures for new projects. Projects include trust property development and enhancements, structures and equipment and components of trust property development and enhancements, structures and equipment that will have a useful life of more than one year.
2. The Fund is funded solely in part or in whole from the collection of amenity fees as determined by the Board per Policy 5061-31 – Fees.
3. All Capital expenditures require board approval.
4. The Director of Finance will report the status of this fund monthly as part of the financial report delivered to the members of the Finance Committee.

Policy

Adopted: 27 Nov 18

Amended:

GOLDEN RAIN FOUNDATION

Seal Beach, California



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE (CM)
SUBJECT: AMEND POLICY 5115-31, FINANCE COMMITTEE
DATE: FEBRUARY 15, 2019
CC: FILE

At its meeting on December 17, 2018, the Finance Committee recommended Policy 5115-31, Finance Committee be amended to include the duty of reviewing, on a monthly basis, all financial information as required under applicable sections of the Civil Code.

I move amend Policy 5115-31, Finance Committee, to include the duty of reviewing, on a monthly basis, all financial information as required under applicable sections of the Civil Code.

GOLDEN RAIN OPERATIONS**COMMITTEE CHARTER AMEND****Finance Committee**

Pursuant to state statute (**Corp. Code §7210; Corp. Code §7212(c)**) and Article VII, Section 1 of the Bylaws of the Golden Rain Foundation (GRF), the Board of Directors (BOD) hereby establishes the Finance Committee (FC) and grants to the Committee authority specifically stated within the GRF governing documents, and policies as granted by the BOD or as stated within this policy.

In accordance with Article VIII of the Bylaws, committee chair and members shall be appointed by the GRF President and approved by action of the BOD in accordance with policy 5100-30.

1. PURPOSE:

Oversee all matters pertaining to: Finance; Purchasing; Insurance (Excluding Workers Compensation); Investments; Reserve Study; Capital; Income Producing Leases; Fees and Management Agreements.

2. COMPOSITION:

If the Chair of Physical Properties isn't appointed by the GRF President to this Committee, the Chair can be seated as an advisory Director to the Finance Committee if they so choose.

3. DUTIES:

- a. Publish an agenda four (4) days in advance of Committee meeting;
- b. Elect a Vice-Chair at the first meeting;
- c. Meet with the Finance Department (FD) staff at least monthly or whenever such meetings are deemed necessary, unless cancelled by the chair;
- d. Ensure that the financial reporting, procedures and practices of the FD are acceptable from an ethical and professional view point and that they conform to all existing standards of generally accepted accounting principles (GAAP);

e. Review on a monthly basis all financial information as required under applicable sections of the Civil code, such review shall include but not be limited to:

- i. Current reconciliation of operating accounts.
- ii. Current reconciliation of reserve accounts.
- iii. Actual operating revenues and expenses compared to current year's budget.

GOLDEN RAIN OPERATIONS**COMMITTEE CHARTER AMEND****Finance Committee**

iv. Accounts statements prepared by the financial institutions where the association has its operating, reserve, and capital accounts.

v. Income and expense statement for the association's operating and reserve accounts.

d.vi. Check register, monthly general ledger and delinquent assessment receivable reports.

~~e.f.~~ Develop and control all cost centers and general ledger account numbers as necessitated in the accounting operations of GRF;

~~f.g.~~ Originate, research, evaluate and develop plans, ideas and programs pertinent to FD;

~~g.h.~~ Receive and analyze requests from the BOD, Standing Committees, Mutual Boards and Administrative Staff;

~~h.i.~~ Keep the Board regularly informed of existing or prospective needs or procedures affecting finance;

~~i.j.~~ Cooperate with the Director of Finance and Executive Director (ED) in the ongoing accounting matters in conjunction with the Mutual Corporations;

~~j.k.~~ Review the draft consolidated budget and make recommendations to the BOD;

~~k.l.~~ Make recommendations to the BOD concerning the master insurance policy;

~~l.m.~~ Review and make recommendations to the BOD concerning all income producing leases and management agreements;

~~m.n.~~ Recommend an auditing firm to the BOD for approval;

~~n.o.~~ Assist the BOD in understanding the compliance with any contracts relating to Finance.

~~o.p.~~ Initial approval of the annual budget for cost centers 31, 32, 39, 60, and 65, including Capital requests and upcoming Reserve replacements;

~~p.q.~~ Review monthly budget comparisons for cost centers 31, 32, 39, 60, and 65;

~~q.r.~~ Review the annual audit and draft financial statement and make recommendations to the BOD;

~~r.s.~~ Review policies for cost centers 31, 32, 39, 60, and 65 yearly and send recommended changes to the BOD for approval; and

~~s.t.~~ Furnish a report at the GRF Annual meeting.

GOLDEN RAIN OPERATIONS**COMMITTEE CHARTER AMEND****Finance Committee****4. LIMITATIONS:**

It is to be recognized that the function of the Committee is to act in an advisory and consulting capacity.

Regulatory or supervisory activities affecting employed personnel are functions of Management and not to be encroached upon by any Committee Chairperson or member, either individually or collectively.

Committee does not have the authority to enter into written contracts or oral agreements with any third parties on behalf of the GRF BOD. Authority to authorize contracts and/or expenses rests solely with the BOD.

Policy

Adopted: 11 Jul 69
 Revised: 15 Dec 76
 Revised: 19 Nov 85
 Revised: 19 Mar 96
 Revised: 21 Jun 16
 Revised: 27 Sep 16
 Amended: 28 Mar 17
 Reviewed: 17 May 18

GOLDEN RAIN FOUNDATION

Seal Beach, California



BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: PHYSICAL PROPERTIES COMMITTEE (MW)
SUBJECT: CAPITAL FUNDING REQUEST - ADMINISTRATION AND AMPHITHEATER BUILDINGS ROOFS
DATE: FEBRUARY 14, 2019
CC: FILE

The Physical Property department was tasked with obtaining specifications to re-roof the Administration and Amphitheater Buildings. AWS Consultants provided these specifications and the Project is ready to be sent out to bid. Staff recommends AWS provide services for pre-bidders conference, review of bids received, the interview of bidders, assistance with the selection process, and provide the Construction Contract for the project. The cost for these services is \$3,500.

At its regular scheduled meeting on February 6, 2019, the Physical Property Committee requested the Finance Committee review Capital funding for this request and forward to the Board of Directors for approval.

At its regular meeting on February 15, 2019, the Finance Committee reviewed available funding for this Capital project, and unanimously resolved funding is available.

I move approve AWS Consultants to provide services for pre-bidders conference, review of bids received, interview bidders, assist with the selection process, and provide the Construction Contract for the roofing of the Administration and Amphitheater buildings, Capital funding, at a cost not to exceed \$3,500, and approve the Executive Director to initiate the action.

EXHIBIT A

AWS CONSULTANTS INC

PROJECT MANAGEMENT AND CONSULTING FOR THE BUILDING ENVELOPE

Should the client only want limited services, fixed fees will apply as follows: (Mark selected)

- Services listed as 1-3 = \$4000.00
- Services listed as 4-7 = \$3500.00
- Services Listed as 8-10 = TBD

All rates quoted are for normal business hours (8 a.m. to 5 p.m., Monday through Friday) and are subject to change upon 30-days prior written notice to CLIENT by CONSULTANT. Hours worked on weekends, holidays or outside of normal business hours will be billed at 125% of the above-quoted rates.

CONSULTANT shall also include on its invoices reimbursable costs for Client's payment. Such costs include telephone calls, photocopying, messenger service, any payments made to any third party, including governmental agencies, for work related to the Premises. CONSULTANT shall invoice CLIENT 110% of the gross amount of such reimbursable costs.

Should CLIENT fail to pay any invoice within seven (7) calendar days of presentation, CONSULTANT, at its sole option, may take any or all of the following actions:

- A. Suspend all work.
- B. Reduce staffing of the work.
- C. Limit activities to specific tasks or portions of specific tasks.
- D. Assess a late charge in the amount of 2% per month (24% per annum) on the unpaid balance of the invoice(s) or the maximum legal rate whichever is less.
- E. Require the payment of an additional retainer in an amount satisfactory to CONSULTANT.
- F. Reassign Consultant's staff to other projects until Client's account has been brought current.
- G. Terminate the remaining portion of this Contract.

If services are suspended or terminated, in whole or in part, additional charges shall be assessed to cover the costs of reassigning staff as well as other charges and costs associated with the suspension or termination of services and the resumption thereof.

4. Tests and Inspections: CLIENT shall cause all tests and inspections of the site, materials and work to be timely and properly performed in accordance with the plans, specifications and contract documents, and Consultant's recommendations. CLIENT agrees to indemnify, defend and hold CONSULTANT, its officers, employees and agents harmless from any and all claims, suits, losses, costs and expenses brought by CLIENT or any third party, including, but not limited to, court costs and reasonable attorney's fees, in the event that all such tests and inspections are not so performed, or Consultant's recommendations are not followed. CONSULTANT may, in the course of a roof investigation, perform roof cuts ("cuts") as part of the investigation. CLIENT agrees to provide a roof contractor of Client's choice to make such cuts to remove samples as directed by CONSULTANT personnel; and to promptly make necessary repairs. In the event that a roof contractor is not so provided by CLIENT, CLIENT agrees that CONSULTANT may make and remove such cuts as CONSULTANT deems necessary in the course of the investigation. CONSULTANT

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2030 E 4TH STREET, SUITE 206E, SANTA ANA, CA 92705
OFFICE: 714/835-2301 FAX: 714-835/2320
WWW.AWSCONSULTANTS.COM

AWS CONSULTANTS INC

PROJECT MANAGEMENT AND CONSULTING FOR THE BUILDING ENVELOPE

Proposal and Agreement

AWS Consultants, Inc ("CONSULTANT"), at the request of, Golden Rain Foundation ("CLIENT") proposes to perform the following services relating to the property located at, Leisure World, Seal Beach, CA, a residential CID property: ("Premises"):

RE: Project Administration and Consulting for Low Slope Roofing at 6 commercial buildings: Administration Building and 5 buildings that surround the Amphitheatre:

A. AWS will provide Project Admin. / Consulting Services as follows:

1. Make a site visit to determine roof conditions at each subject building.
2. Present "Good Better and Best" Roofing Options and Budget Estimates for selection by client.
3. Prepare a Project Manual with all necessary Bidding documents and specs for all bidders
- * 4. Invite pre-qualified bidders to a pre-bid conference onsite to discuss scope of work
- * 5. Review bids received from client, evaluate and spreadsheet comparison for client
- * 6. Conduct a Bidder interview process to assist BOD in selecting the roofing contractor
- * 7. Provide the Construction Contract for all parties to sign with start and finish dates.
8. Provide Quality Assurance Monitoring during work-in-progress, with daily reports.
9. AWS will review all contractor billing and Change Orders and advise Client to process.
10. AWS will review all close-out documents for completeness and provide them to management for final payment process.

1. **Retainer:** Upon execution of this Contract, CLIENT shall pay to CONSULTANT \$4000. as a retainer. The retainer shall be held as security by CONSULTANT and shall be applied by CONSULTANT to the Last invoice from CONSULTANT to CLIENT. No interest shall accrue to CLIENT on the account of the retainer.

2. **Compensation:** CLIENT understands, and CONSULTANT has disclosed that the extent of professional services cannot be fully determined in advance and is subject to numerous factors which may increase, or decrease, the amount of time necessary for CONSULTANT to complete a task or its work as a whole. Such factors include, but are not limited to, differing site conditions, weather conditions, and interference by third parties, etc.

3. **Invoices and Hourly Billing:** CONSULTANT will submit invoices to CLIENT and are due upon receipt. Consultant's charges for its staff are billed on an hourly basis, in ½ hour increments, at the following rate schedule. Does Not Apply to Fixed Fee Services unless outside the scope of the contract:

AWS Project Admin / Consultant Fee shall Not to Exceed 15 Percent of Project Total Cost.

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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RANDY ANKENY, EXECUTIVE DIRECTOR
SUBJECT: CAPITAL FUNDING REQUEST - PATIO FURNITURE, CAFÉ PATIO
DATE: FEBRUARY 5, 2019
CC: FILE

At the February 4, 2019 meeting of the Recreation Committee, the Committee provided unanimous consensus to support a Capital Funding request to the Finance Committee for the replacement of the four (4) patio sets, located at the Café patio, due to age and condition (two are damaged, two are at end of their serviceable life).



At the February 15, 2019 meeting of the Finance Committee, the Committee determined sufficient Capital Funds are available.

Qty.	Item	Each	Total
4	Table, 4 Chairs, Umbrella and Umbrella Stand, including tax - set	1862.83	\$7,450.52
	Shipping,		\$1,037.19
	Total		\$8,487.71

I move to approve the purchase of four (4) standard patio furniture sets, in an amount not to exceed \$8,487.71, Capital Funding, and authorize the Executive Director to initiate the purchase.



Foundation Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RECREATION COMMITTEE
SUBJECT: AMEND POLICY 1403-50, COMMERCIAL USE
DATE: FEBRUARY 7, 2019

At its regular meeting on February 4, 2019 the Recreation Committee moved to amend Policy 1403-50, Commercial Use, clarifying the conditions pertaining to the sale of alcoholic beverages in GRF community facilities.

I move to amend Policy 1403-50, Commercial Use, advising that Recreation events, approved by the Recreation Committee, may sell alcoholic beverages in all GRF facilities.

COMMUNITY OPERATIONS

USE OF COMMUNITY FACILITIES - Reservations **AMEND**

Commercial Use

1. The community recreational facilities are to be maintained and preserved for the social and recreational benefit and activities of all legal residents, and not for the operation of commercial endeavors or the practicing of professionals without written permission of the Recreation Committee.
2. All clubs and organizations of legal residents that are recognized by the Golden Rain Foundation (GRF) shall have the right to reserve space in the community recreational facilities for any reasonable purpose. Reservation of facilities shall not be granted to any club or organization when the function is advertised outside, and non-~~residents~~ legal are solicited to attend. Personal guests are welcome when in the company of a legal resident.
3. A club may reserve a room for a meeting, other than a regularly scheduled meeting, for the purpose of making a presentation and/or distributing pertinent materials to that club. No sales activity may be conducted unless club specific.
4. Charges made by any group or organization to cover the cost of serving refreshments are not considered a commercial use. The commercial restriction does not apply to fund-raising within the recognized clubs or groups at regularly scheduled meetings. (See Alcoholic Beverages below)
5. Commercial use of all other community facilities is expressly prohibited unless an exemption is granted by action of the Recreation Committee.

Sale of Alcoholic Beverages

Existing State law prohibits the sale of alcoholic beverages except by persons licensed by the State Alcoholic Beverage Commission.

The sale of alcoholic beverages is prohibited in all GRF community facilities with the exception of the Recreation Department events approved by the Recreation Committee.

Organizations and individuals violating this prohibition maybe denied further use of any community facilities.

Policy:

Adopted: 16 Aug 64

Amended: 16 Jul 74

GOLDEN RAIN FOUNDATION
Seal Beach, California

COMMUNITY OPERATIONS**USE OF COMMUNITY FACILITIES - Reservations AMEND****Commercial Use**

Amended: 18 Sep 79

Amended: 19 Aug 86

Amended: 14 Oct 86

Amended: 15 Feb 00

Amended: 28 Apr 15

Amended: 13 Apr 17

Amended: 24 Apr 18

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Foundation Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: SECURITY, BUS, & TRAFFIC COMMITTEE
SUBJECT: RESCIND POLICIES 5535-37, PEDESTRIAN GATE SECURITY AND 5536-37, GATE SECURITY
DATE: FEBRUARY 13, 2019

At its Special meeting on January 31, 2019, the Security, Bus & Traffic Committee reviewed and determined that Policy 5535-37, Pedestrian Gate Security, is a procedure rather than a policy. At its meeting on February 13, 2018, the Committee reviewed and determined that Policy 5536-37, Gate Security, is also a procedure rather than a policy. The Committee recommends the GRF Board of Directors rescind both policies.

I move to rescind Policies 5535-37, Pedestrian Gate Security and 5536-37, Gate Security, as they are procedures, rather than policies.

GOLDEN RAIN OPERATIONS**BOARD INTERNAL OPERATIONS****RESCIND****Pedestrian Gate Security**

Pedestrian gates at Seal Beach Leisure World are equipped with key-card locks and can be opened by residents using their I.D. cards. When not intended for use, the gates are padlocked so they cannot be opened.

The following pedestrian gates will be available for use as follows:

CHURCH GATE:	Daily from 6:00 a.m. to 9:00 p.m.
JIM'S GATE:	Daily from 6:00 a.m. to 9:00 p.m.
MAIN GATE:	Daily from 6:00 a.m. to 11:00 p.m.
ST. ANDREWS GATE:	Daily from 6:00 a.m. to 10:00 p.m.
NORTH GATE:	Daily from 6:00 a.m. to 9:00 p.m.

Policy

Adopted: 15 May 79
 Amended: 19 Jun 79
 Amended: 18 Nov 86
 Amended: 21 Apr 87
 Amended: 20 Feb 01
 Amended: 16 Sep 08
 Amended: 22 Oct 13
 Amended: 24 Mar 15 (For a period of 1 year)

GOLDEN RAIN FOUNDATION
Seal Beach, California

GOLDEN RAIN OPERATIONS**BOARD INTERNAL OPERATIONS****RESCIND****Gate Security****MAIN GATE: Open twenty-four hours daily.**

All persons invited to Seal Beach Leisure World by a resident, and all persons having business with any of the corporations at Leisure world, will be permitted to enter provided they have valid identification.

- A. Vehicles with properly issued decals, such as residents and GRF and Health Care Center employees.
- B. Valid identification cards showing that the person is a resident or a staff member of the Golden Rain Foundation.
- C. Holders of a valid Visitor or Service Pass.

All other persons seeking entrance into this community will have the purpose of their visit certified by a resident or authorized staff member.

Any identifiable emergency vehicles (fire equipment, police car, ambulances, etc.) will be admitted to the community.

NORTH GATE: Open daily from 7:00 a.m. to 7:00 p.m.

The North Gate is open daily to provide access to the following:

- A. Vehicles with properly issued decals for residents and GRF and Health Care Center employees.
- B. Emergency vehicles – the same as the Main Gate.
- C. Holders of a valid Visitor Pass.

Vehicles other than the ones described above will be directed to the Main Gate for admittance.

ST. ANDREWS GATE: Open daily from 6:00 a.m. to 9:00 p.m.

The St. Andrews Gate is open daily to provide access to the following:

- A. Vehicles with properly issued decals for residents and GRF and Health Care Center employees.

GOLDEN RAIN OPERATIONS**BOARD INTERNAL OPERATIONS****RESCIND****Gate Security**

- B. City and tour buses.
- C. Emergency vehicles – the same as the Main Gate.
- D. Holders of a valid Visitor Pass.

Vehicles other than the ones described above will be directed to the Main Gate for admittance.

PEDESTRIAN GATES: All pedestrian gates will be controlled by key-card locks that have been approved by the Security, Bus and Traffic Committee of the Golden Rain Foundation.

Policy

Adopted: 04 Nov 64
 Amended: 19 Oct 76
 Amended: 16 Nov 76
 Amended: 15 Feb 77
 Amended: 14 Apr 81
 Amended: 20 Nov 84
 Amended: 21 Apr 87
 Amended: 21 Jul 92
 Amended: 15 Sep 92
 Amended: 20 Feb 01
 Amended: 16 Sept 08

GOLDEN RAIN FOUNDATION
Seal Beach, California