



**BOARD OF DIRECTORS MEETING MINUTES
GOLDEN RAIN FOUNDATION
August 27, 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 10:00 a.m., on Tuesday, August 27, 2019, in Clubhouse Four.

PLEDGE OF ALLEGIANCE

Jackie Dunagan, President of the President's Counsel and of Mutual Fifteen, led the Pledge of Allegiance.

ROLL CALL

Following the roll call, the Corporate Secretary reported that Directors Perrotti, J. St. Aubin, Snowden, Pratt, L. Stone, Gerber, Thompson, Hopewell, Rapp, Fekjar, Doderio, Winkler, Heinrichs, Findlay, Lukoff, Isom, and Massetti were present. The Executive Director and the Director of Finance were also present. Director Friedman was absent.

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

PRESIDENTS COMMENTS

Today's agenda has 33 items of business - 235 pages, including attachments and exhibits! This is a big agenda and an important one because it also includes the 2020 Budget...a month early I might add. So, we have our work cut out for us today. I'm going to try and accomplish this without a lunch break.

First, I want to thank all staff, in particular Randy, for the hard work that they have put into the making of this budget. They have trimmed, re-evaluated, adjusted and then trimmed some more. I am very confident that the 2020 Budget that will be presented to you today is well planned, realistic, flexible, clearly communicated and meets the Board's 2019-2020 Goals.

Also in the agenda, you'll notice that there are several policies listed under the Recreation committee that have caused some negative feedback.

Please note that policies, rules and procedures are necessary because of a **minority** who wish to circumvent the system.

Golden Rain Foundation Board Meeting Minutes, August 27, 2019

If everyone played fair, it wouldn't necessary to make rules. For instance, a "club" of four members who wanted to reserve a clubhouse room every day have cloned themselves by changing their name and rotating their officers so that they can bypass the policy of a maximum of three reservation per week. They now have twelve reservations a week! Or the card group consisting of eight players that meets three days a week and yet only one person is a shareholder. Or the "club" that has three cabinet/lockers and yet GRF equipment is left cluttering the lobbies. Then there is the club that has two lockers and one is used for personal golf clubs. I could go on and on with examples, but I think you get the picture. Is this fair to all shareholders?

No of course not. That is why we must make rules so that staff can stop these abuses. Recreation handles between 900-1,000 clubhouse reservations a month and the numbers keep growing! I know that I don't have to remind you that all of us shareholders pay for the facilities and amenities as well as the ongoing repair and maintenance.

In an effort to be fair, the BOD must make sure that the facilities and amenities are available for use by the majority of the shareholders.

That's why head counts are so important. When you go to the gym, pool, golf course, table tennis, etc. you are asked to sign in.

Why? Well this helps to determine if the facility and amenity is getting the best use for the majority of the shareholders. It helps guide the BOD in making decisions on adding new amenities such as the Pickle-ball and Bocce Ball courts, renovating current amenities such as the swimming pool and golf course, re-organizing areas as trends change such as the popularity of glass fusion and beading over lapidary, etc.

We are landlocked and only have a limited amount of space to work with. The BOD must make the most of what we have and to that end we are sending out more and more surveys to determine what the majority wants.

As an example, I have shareholders stop me almost every day asking about the mini-farms and lamenting about how long the waiting list is (about 5 years). The mini-farms have currently 185 plots in use for a Leisure World population of over 9,000 and there is a waiting list of approximately 225. Yet many of the current plot holders have had their plot for up to twenty-seven years. Is this fair? Is this equitable? Is this the best use of 1.8 acres of Trust Property?

Change is not pleasant, but it is necessary. Leisure World has operated under a "that's the way it has always been – why change it". To quote John F. Kennedy "Change is the law of life. And those who look only to the past or present are certain to miss the future".

I have only mentioned a few of the sticky issues that the BOD is faced with on a weekly basis. Issues that cause a lot of concern with a minority of people...**a very vocal minority**. And unfortunately, almost all of the sensitive issues are under the Recreation Committee's purview. At the rate we are going, we will need to hold future Recreation committee meetings in the Amphitheater!! And now on to the business at hand.

ANNOUNCEMENTS

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

TO remove agenda item 11.e.i. and 11.e.ii. and return them to the Facilities and Amenities Review Committee for further review.

The GRF Board held an Executive Session of the GRF Board on Friday, August 2, 2019.

SERVICE ANNIVERSARIES

One employee was recognized with a service award.

Deanna Bennett

Administration Department

5 years

SEAL BEACH COUNCIL MEMBER'S REPORT

Seal Beach Councilmember Sandra Massa-Lavitt provided an update on the City of Seal Beach Council meeting.

HEALTH CARE CENTER ADVISORY BOARD UPDATE

Charity Kopp, Health Care Center Administrator, presented a report on the major projects and renovation at the Health Care Center.

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

Six 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:

Golden Rain Foundation Board Meeting Minutes, August 27, 2019

- Minutes of the Recreation Committee Board Meeting of July 1, 2019
- Minutes of the Physical Property Committee Board Meeting of July 3, 2019
- Minutes of the Mutual Administration Committee Board Meeting of July 8, 2019
- Minutes of the Security, Bus & Traffic Committee Board Meeting of July 10, 2019
- Minutes of the Executive Committee Board Meeting of July 12, 2019

APPROVAL OF BOARD MEETING MINUTES

The minutes of the July 23 meeting was approved, as presented.

REPORTS

The Chair of the Facilities and Amenities Review (FAR) Ad hoc Committee updated the audience on the Committee's last meeting.

The Chair of the Management Services Review Ad hoc Committee advised that there was no meeting this month due to conflict with a Mutual meeting; the Management Services Review Ad hoc meeting date will be changed and all Mutual Presidents and the GRF Board are invited to attend the meetings.

The Chair of the Strategic Planning Ad hoc Committee advised that at the last meeting, the Committee discussed adding an item on all the Committee's agenda for items to be included in the SPAH Committee meeting. The Committee Chairs are invited to attend the September SPAH meeting.

NEW BUSINESS

General

Approve August GRF Board Report

The monthly GRF Board report shall contain the GRF BOD meeting recap, GRF Committee and Ad hoc Committee monthly summaries of action and the Financial Recap page, as established by the Executive Committee on February 9, 2019.

Mr. Dodero MOVED, seconded by Ms. Fekjar and carried unanimously by the Directors present-

TO approve the August GRF Board Report, as presented.

Architectural Design & Review Committee

Reserve Funding Request – Landscaping, Perimeter Wall Outside the Parking Lots, from the Amphitheater to Clubhouse Six

Staff was requested to seek a proposal from Anguiano Lawn Care to remove and plant African daisies at the perimeter wall outside the parking lots from the Amphitheater to Clubhouse Six (see Exhibit A in the agenda packet). Funds are available in Reserves, #1020, with a balance of \$41,617 remaining for 2019 (see Exhibit B in agenda packet).

At its meeting on August 1, 2019, the Committee recommended the GRF Board award a contract to Anguiano Lawn Care, for the removal of shrubbery and installation of African daisies at the perimeter wall, outside the parking lots from the Amphitheater to Clubhouse Six, at a cost not to exceed \$15,190, Reserve funding.

Ms. Isom MOVED, seconded by Ms. Heinrichs-

TO award a contract to Anguiano Lawn Care for the removal of shrubbery and installation of African Daisies, at the perimeter wall outside the parking lots from the Amphitheater to Clubhouse Six, at a cost not to exceed \$15,190, Reserve funding, and authorize the President sign the contract.

Two Directors and the Executive Director spoke on the motion.

The motion was carried with four no votes (Dodero, Isom, Lukoff, Pratt).

Operating Funding Request – Holiday Lighting Agreement

At the August 1, 2019 Architectural Design & Review Committee meeting, Magical Holiday Designs was selected for the upcoming holiday lighting contract. Magical Holiday Designs has revised the proposal, per Committee request, adding the exterior lighting of Clubhouse 2, in the amount of \$1,500.00 (see Exhibit A in agenda packet) and has re-submitted the proposal for a total amount of \$26,395.00.

Holiday Lighting's scope of work includes Library Building, Clubhouse 1, Clubhouse 2, Clubhouse 3, Clubhouse 4, Clubhouse 6, Administration Building, Main Gate Security Building and Health Care Center.

Ms. Isom MOVED, seconded by Mr. Dodero-

TO award a contract for 2019 holiday lighting services to Magical Holiday Designs, in the amount of \$26,395.00, Operating funding.

Two Directors and the Executive Director spoke on the motion.

The motion was carried with two no votes (Isom, Snowden).

Amend 10-5160-3, ADRC Charter

At its meeting on August 1, 2019, the Architectural Design & Review Committee recommended the GRF Board of Directors amend 10-5160-3, Architectural Design & Review Committee

Charter, as amended.

Mr. Dodero MOVED, seconded by Ms. Heinrichs -

TO amend 10-5160-3, Architectural Design & Review Committee Charter, as amended, incorporating the additional Committee goals approved by the GRF Board of Directors at the retreat held on June 27, 2019, adding the review and approval of monthly staff reports to the Committee, and furnishing a report at the GRF Annual meeting.

Two Directors spoke on the motion.

The motion was carried with three no votes (Findlay, Isom, Pratt).

Communications and ITS Committee

Amend 2-5125-3, Communications /IT Charter and Rescind 20-5118-3, IT Services (ITS) Committee Charter

Mr. Massetti MOVED, seconded by Ms. Rapp-

TO remove agenda items 11.c.i., Amend 20-5125-3, Communications/IT Committee Charter and 11.c.ii. Rescind 20-5118-3, IT Services (ITS) Committee and return them to the Communications/IT Committee for further review and include direction on expanding the cost center identities.

Eight Directors and the Executive Director spoke on the motion.

The motion was carried unanimously by the Directors present.

Executive Committee

Amend 30-1022-3, Petitions

At its Special meeting on August 6, 2019, the Executive Committee recommended the GRF Board of Directors amend 30-1022-3, Petitions, as amended.

Ms. Fekjar MOVED, seconded by Ms. Hopewell-

TO amend 30-1022-3, Petitions, as amended, removing the reference to the prohibition of employees promoting or soliciting petitions; this is more appropriately included in the Employee Handbook.

One Director and the Executive Director spoke on the motion.

The motion was carried unanimously by the Directors present.

Adopt 30-1010-1, Authorized Spokesperson

At its Special meeting on August 6, 2019, the Executive Committee recommended the GRF Board of Directors adopt 30-1010-1, Authorized Spokesperson, as presented.

Mr. Pratt MOVED, seconded by Ms. Rapp-

TO adopt 30-1010-1, Authorized Spokesperson, establishing how the GRF Board and all GRF staff may communicate with internal clubs, groups, organizations, city, county, state and federal agencies and representatives and any media, including social media.

Four Directors and the Executive Director spoke on the motion.

The motion was carried unanimously by the Directors present.

Amend 30-5110-3, Executive Committee Charter

At its meeting on August 9, 2019, the Executive Committee recommended the GRF Board of Directors amend 30-5110-3, Executive Committee Charter.

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

TO amend 30-5110-3, Executive Committee Charter, establishing the parameters of topics for discussion in the closed Executive Session meetings, general refinement of document language and updating of documents under the new document formatting system.

The motion was carried unanimously by the Directors present.

Approve GRF Directors' Handbook

At its meeting on August 9, 2019, the Executive Committee recommended the GRF Board of Directors amend the GRF Directors' Handbook.

Ms. Hopewell MOVED, seconded by Ms. Heinrichs

TO amend the GRF Directors' Handbook, updating Committee Charter numbers, amending the frequency of attendance at the Parking Rules Violation Panel, generally refining document language, and indicating that every motion requires a second.

Two Directors spoke on the motion.

The motion was carried with one abstention (Lukoff).

Facilities and Amenities Review Ad hoc Committee

FINAL VOTE: Amend 70-1406-1, Limitations on Use

This item was removed from the agenda and referred back to the Facilities and Amenities Review Ad hoc Committee for review and discussion.

FINAL VOTE: Adopt 70-1406-2, Limitations on Use, Fees

This item was removed from the agenda and referred back to the Facilities and Amenities Review Ad hoc Committee for review and discussion.

Finance Committee

Accept Month of July Financial Statements for Audit

At the regularly scheduled meeting of the Finance Committee on August 19, 2019, the Committee, in accordance with 40-5115-3 and all applicable sections of the civil code 5500, duly moved to recommend to the Golden Rain Foundation Board of Directors acceptance of the July 2019 financial statements for audit.

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

- **TO** accept the July 2019 financial statements for audit.

Funds Transfer Request – Reserve Funds

At the regularly scheduled meeting of the Finance Committee on August 19, 2019, the members discussed the liquid funds held in various financial institutions and expressed interest in closing

Golden Rain Foundation Board Meeting Minutes, August 27, 2019

the money market account held at First Foundation Bank, as all CDARs held by First Foundation Bank have matured, and to transfer these proceeds, plus additional liquid funds in the US Bank reserve money market account to Morgan Stanley for further investing.

The Committee moved to recommend to the GRF Board the transfer of the balance in the First Foundation Bank money market account, of approximately \$25,853 in reserve funds, to close the account, plus \$1,600,000 of reserve funds from US Bank to Morgan Stanley, for the purpose of maximizing insured funds and to invest in brokered CDs at Morgan Stanley.

Ms. Rapp MOVED, seconded by Ms. Snowden and carried unanimously by the Directors present

-

TO approve a transfer of the balance in the First Foundation Bank money market account, of approximately \$25,853 in reserve funds, to close the account, plus \$1,600,000 of reserve funds from US Bank to Morgan Stanley, for the purpose of maximizing insured funds and to invest in brokered CDs at Morgan Stanley.

The President called for a 10 minute break at 11:30 a.m.

Director Snowden was not in attendance.

CD Purchase Request – Reserves

At the regularly scheduled meeting of the Finance Committee on August 19, 2019, the members 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 to the GRF Board the purchase of brokered CDs from Morgan Stanley, totaling \$1,600,000, plus the balance of the First Foundation Bank money market account of reserve funds, with terms ranging from 6 months to 12 months, at the prevailing interest rates, at the time of purchase.

Ms. Rapp MOVED, seconded by Ms. Gerber -

TO approve the purchase of brokered CDs from Morgan Stanley, totaling \$1,600,000, plus the balance of the First Foundation Bank money market account of reserve funds, with terms ranging from 6 months to 12 months, at the prevailing interest rates, at the time of purchase.

One Director spoke on the motion.

Ms. Snowden returned at 11:45 a.m.

The motion was carried unanimously by the Directors present.

CD Purchase Request – Capital Improvement Funds

At the regularly scheduled meeting of the Finance Committee on August 19, 2019, the members reviewed the Capital Fund CD investment ladder and noted a CD maturing in September 2019.

Following this discussion, the Committee passed a motion to recommend to the GRF Board, upon maturity of a CD in September, the purchase of brokered CDs from US Bancorp, totaling \$247,000 of Capital Improvement funds, with a term ranging from 12 months to 18 months, at the prevailing interest rates, at the time of purchase.

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

TO approve the purchase of brokered CDs from US Bancorp, upon maturity of a CD in September, totaling \$247,000 of Capital Improvement funds, with a term ranging from 6 months to 12 months, at the prevailing interest rates, at the time of purchase.

Approve New Vendor, Lockbox Services

At the regularly scheduled meeting of the Finance Committee on August 19, 2019, the Committee discussed alternatives to replace the current lockbox services utilized to process member monthly assessment payments. US Bank has been providing lockbox services and will be discontinuing these services by March 2020.

Following a discussion on a solution, the Committee passed a motion to recommend to the GRF Board to accept the proposal submitted by ClickPay and to authorize the President to sign the proposal. See Exhibit A in agenda packet for pricing.

Ms. Massetti MOVED, seconded by Ms. Snowden -

TO accept the proposal submitted by ClickPay and to authorize the President to sign the proposal.

One Director spoke on the motion.

The motion was carried unanimously by the Directors present.

Rescind 30-5519-3, Committee Budgeted Expenses

At its meeting on August 19, 2019, the Finance Committee recommended the GRF Board of Directors rescind 30-5519-3, Committee Budgeted Expenses.

Mr. Lukoff MOVED, seconded by Ms. Hopewell and carried unanimously by the Directors present-

TO rescind 30-5119-3, Committee Budgeted Expenses, as it is no longer applicable.

Approve the GRF 2020 Operating Budgets

At the regularly scheduled meeting of the Finance Committee on August 19, 2019, the Committee duly moved to recommend to the GRF Board of Directors approval of the proposed 2020 operating budget. See Exhibit A in the agenda packet.

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

TO approve the proposed 2020 Operating Budget, as presented in Exhibit A (in the agenda packet).

Six Directors and the Executive Director spoke on the motion.

The motion was carried unanimously by the Board members present.

Governing Documents Committee

Approve Alpha Designation to Type Codes, New Document Numbers

At its meeting on August 7, 2019, the Governing Documents Committee recommended the GRF Board of Directors approve the addition of an alpha designation, to be added to the type code, when necessary (example: a document has more than one related document, which needs to reference the primary document, but the primary document number cannot be duplicated).

Ms. Findlay MOVED, seconded by Ms. Snowden and carried unanimously by the Directors present-

TO approve the addition of an alpha designation, to be added to the document type codes, when necessary.

Two Directors spoke on the motion.

The motion was carried unanimously by the Directors present.

Mutual Administration Committee

Approve Bereavement Packet

At its meeting on August 12, 2019, the Mutual Administration Committee recommended the GRF Board of Directors approve the Bereavement Packet for distribution.

Ms. Gerber MOVED, seconded by Ms. Fekjar-

TO approve the Bereavement Packet for distribution

Two Directors and the Executive Director spoke on the motion.

The motion was carried unanimously by the Directors present.

Amend 50-5165-3, Mutual Administration and Service Maintenance Charter

At its meeting on August 12, 2019, the Mutual Administration Committee recommended the GRF Board of Directors amend 50-5165-3, Mutual Administration Committee Charter.

Ms. St. Aubin MOVED, seconded by Ms. Heinrichs and carried unanimously by the Directors present-

TO amend 50-5165-3, Mutual Administration Committee Charter, incorporating the additional Committee goals approved by the GRF Board of Directors at the retreat held on June 27, 2019, general refinement of document language, updating of cost center numbers and incorporating the purpose, duties and limitations of the Mutual Administration and Service Maintenance Committee.

Three Directors and the Executive Director spoke on the motion.

The motion was carried unanimously by the Directors present.

Rescind 50-5170-3, Service Maintenance Charter

At its meeting on August 12, 2019, the Mutual Administration Committee recommended the GRF Board of Directors rescind 50-5170-3, Service Maintenance Committee Charter.

Mr. Dodero MOVED, seconded by Ms. Gerber and carried unanimously by the Directors present

-

TO rescind 50-5170-3, Service Maintenance Committee Charter, as

Golden Rain Foundation Board Meeting Minutes, August 27, 2019

the purpose, duties and limitations of the Service Maintenance Committee have been combined with the 50-5165-3, Mutual Administration Committee.

Approve Installation of California Lottery, Self Service Ticket Machine

At the August 19, 2019 meeting of the Finance Committee, the Committee reviewed the lease of Trust Property within the first floor lobby of Building 5, for a Self-Serve Terminal California Lottery ticket machine (LTM).

The Committee noted that for the use of less than 5 square feet of Trust Property, within the lower lobby of Building 5, a commission will be remitted to the Golden Rain Foundation (GRF), based on 6% of all sales from the LTM.

After deliberation, the Committee moved and approved to recommend to the GRF Board to enter into an agreement with the California Lottery, for the installation and operations of a Self-Serve Terminal California Lottery ticket machine.

Ms. Snowden MOVED, seconded by Ms. Rapp-

TO approve the use of approximately 5 square feet of Trust Property, within the lower lobby of Building 5, for the installation and operation of a Self-Serve Terminal California Lottery ticket machine and authorize the President to sign the agreement.

Seven Directors and the Executive Director spoke on the motion.

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

Mr. Dodero left the meeting at 12:20 p.m.

Physical Property Committee

Capital Funding Request – Shade Cover, Veterans' Plaza

Staff was requested to seek proposals for the installation of a 25' x 60' shade structure at Veterans Plaza. Costs were provided by the following contractors, bids attached: D.M.R. Under Tension - \$81,505 and USA Shade & Fabric Structures - \$26,986.

Both contractors exclude permit fees in their proposals; staff recommends a \$3,000 contingency for this project.

At its regular meeting on August 7, 2019, the Physical Property Committee reviewed cost and

Golden Rain Foundation Board Meeting Minutes, August 27, 2019

the bidding contractors and unanimously recommended the Board award a contract USA Shade & Fabric Structures to install a 25' x 60' shade structure, at Veterans Plaza, based on ADRC approved color selections, at a cost of \$26,986 (including \$3,000 in contingency funds), plus the cost of any permit fees.

At its regular meeting on August 19, 2019, the Finance Committee reviewed available Capital funding for this project, and resolved funding is available.

Ms. Fekjar MOVED, seconded by Ms. Heinrichs-

TO award a contract to USA Shade & Fabric Structures, for the installation of a 25' x 60' shade structure, at Veterans Plaza, based on ADRC approved color selections, at a cost not to exceed \$26,986 and add a \$3,000 contingency to cover permit fees and any unexpected expense, for a total cost of \$29,986, Capital funding, and authorize the President to sign the contract.

Two Directors spoke on the motion.

The motion was carried unanimously by the Directors present.

Reserve and Capital Funding Requests – Pool Complex Replacements and Renovations

The Physical Property Department was tasked with obtaining cost for the upgrades and betterments of the swimming pool, shower rooms and golf starter areas. The Department used the scope of work reviewed by the Recreation Committee (see Exhibit A in agenda packet).

A budget of \$750,000, based on Exhibit A (in agenda packet) would be required; current Reserve funding in the Reserve Study is \$555,065 (see Exhibit B in agenda packet); \$194,935 of Capital funding would be needed.

At its August 7, 2019 meeting, the Physical Property Committee reviewed the scope of work, timeline, contractors and cost for the project. The Committee moved to recommend the GRF Board approve Capital/Reserve Funding, in the amount not to exceed a total of \$750,000, based on the scope of work called out in Exhibit A (in the agenda packet), for the renovations of the swimming pool and areas, pending Finance Committee review.

At its regular meeting on August 19, 2019, the Finance Committee reviewed available Reserve and Capital funding for this project, and resolved funding is available.

Ms. Hopewell MOVED, seconded by Ms. Hopewell -

TO approve Capital/Reserve Funding in the amount not to exceed a total of \$750,000 based on the scope of work called out in Exhibit A (in the agenda packet), current Reserve funding is \$555,065, Capital funding needed would be \$194,935, and authorize the President sign any contracts and the Executive Director make the needed purchases for the Renovations of the Swimming Pool and area.

One Director and the Executive Director spoke on the motion.

The motion was carried unanimously by the Directors present.

Reserve Funding Request – Replacement of Parking stall Street Markings

It has been requested to mark all Trust Property parking spots adjacent to curbs with T and L markings, as described in the picture below (CAMUTCD compliant). A proposal from MJ Jurado was obtained for this task, at a cost not to exceed \$18,270 (see attached quote in agenda packet).

Mrs. Perrotti MOVED, seconded by Ms. Fekjar -

TO award a contract to MJ Jurado to mark all Trust Property parking spots adjacent to curbs, with T's and L's, at a cost not to exceed \$18,270, Reserve funding, and authorize the President to sign the contract.

Four Directors, the Facilities Director and the Executive Director spoke on the motion.

The motion was carried unanimously by the Directors present.

Reserve Funding Request – Replacement of Interior Components of Clubhouse Six Leased Space (Apartment)

An inspection of the ambulance room in Clubhouse Six was performed to determine its condition. It was noted the floor covering, painting and window covering are in need of replacement to maintain this area. Bids were obtained by contractors to perform these tasks and are as follows:

Coast Factory Blinds - Install roller shades pearl white	\$ 618
Advance Painting - Paint interior	\$1,400

Golden Rain Foundation Board Meeting Minutes, August 27, 2019

Bixby Plaza Flooring - Floor replacement blue carpet squares	\$3,450
Contingency funds	\$ 500
Total cost	\$5,968

All items are ADRC approved.

At its regular meeting on August 7, 2019 the Physical Property Committee reviewed cost and the bidding contractors and unanimously moved to recommend the GRF Board approve Reserve funds, in the amount not to exceed \$5,968, to install new blinds, paint and replace the flooring in the Ambulance Room, at Clubhouse Six, after review by the Finance committee.

At its regular meeting on August 19, 2019, the Finance Committee reviewed available Reserve funding for this project, and resolved funding is available.

Mr. Lukoff MOVED, seconded by Ms. Hopewell -

TO approve Reserve funds, in the amount not to exceed \$5,968, to install new blinds, paint and replace the flooring in the Ambulance Room at Clubhouse Six and authorize the President to sign the contract.

Two Directors and the Executive Director spoke on the issue.

The motion was carried unanimously by the Directors present.

Recreation Committee

Reserve Funding Request – Golf Tee Box Replacement

The Recreation Department was requested to review the replacement of nine (9) tees on the golf course. The following companies were solicited to provide bids to replace the existing nine (9) greens due to age and condition. Proposals received included Eagle Golf Construction - \$67,545, United Golf, \$70,895, and Anguiano Lawn Care, \$103,680.

In review of the proposals, based upon the qualification and industry expertise, staff recommends Eagle Golf Construction Inc. as the contractor to replace all nine (9) golf T-boxes, in the amount of \$70,923 (\$67,545 + 5% contingency, \$3,378, possible irrigation and unforeseen required due to age and condition of the T-boxes), from Reserve funding.

On August 5, 2019, the Recreation Committee approved Eagle Golf Construction to replace nine (9) T-boxes on the golf course, in the amount of \$70,923, from Reserves funds, and send to the Finance Committee to approve the funding.

At its August 19, 2019 meeting, the Finance Committee reviewed available Reserve funding for this proposal and resolved funding is available.

Ms. Heinrichs MOVED, seconded by Ms. Fekjar-

TO approve a contract with Eagle Golf Construction, for the replacement of the nine (9) golf course T-Boxes, in the amount \$70,923, from Reserve Funds and authorize the President to sign the contract.

Four Directors and the Executive Director spoke on the motion.

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

Rescind 70-1201-1, Club Membership

At its Special meeting on August 23, 2019, the Recreation Committee recommended the GRF Board of Directors rescind 70-1202-1, Club Membership.

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

TO rescind 70-1202-1, Club Membership, as the rules contained in this document have been incorporated into document 70-1203-1, Membership of Clubs.

Adopt 70-1203-1, Membership of Clubs

At its Special meeting on August 23, 2019, the Recreation Committee recommended the GRF Board of Directors adopt 70-1203-1, Membership of Clubs.

Mrs. Perrotti MOVED, seconded by Ms. Heinrich -

TO adopt 70-1203-1, Membership of Clubs, incorporating the rules found in document 70-1202-1, Club Membership, effective October 1, 2019.

One Director spoke on the motion.

Mr. Thompson MOVED, seconded by Mrs. Perrotti-

TO amend section 1.2.1.2 to add "or any local, state or federal laws or requirements".

Two Directors spoke on the motion.

The amended motion was carried unanimously by the Directors present.

Approve Locker Use Agreement

At its regularly scheduled meeting on July 23, 2019, the GRF Board of Directors duly moved and approved to adopt document 70-1433-3 (Trust Property Locker Rules and Regulations). Subsequently, a Locker Use Agreement was created (attached in agenda packet), pursuant to the document's specifications.

At its regularly scheduled meeting on August 19, 2019, the Finance Committee reviewed the agreement, at the request of the Recreation Committee. The Finance Committee moved to return the agreement to the Recreation Committee for further review.

At its Special meeting on August 23, 2019, the Recreation Committee recommended that the GRF Board of Directors approve the Locker Use Agreement, as amended.

Ms. Snowden MOVED, seconded by Ms. Hopewell -

TO approve the Locker Use Agreement, as amended.

Four Directors spoke on the motion.

The motion was carried unanimously by the Directors present.

Approve Locker Agreement/Invoicing Cycle

At its regularly scheduled meeting on July 23, 2019, the GRF Board of Directors meeting duly moved and approved to adopt document 70-1433-3, Trust Property Locker Rules and Regulations.

The Recreation Department (RD) provided the Finance Department (FD) with an alphabetized, Master List of clubs with lockers, identifying their locker number and clubhouse, the name of the club president, their Mutual and apartment number, and the date the Locker Use Agreement was executed. The RD recommends that the locker agreements be processed at the rate of one clubhouse per month, to afford adequate time for staff in both departments, to facilitate compliance with the 250+ clubs currently registered. The FD would then invoice the clubs per annum, the month prior to the expiration of their Agreement.

At its regularly scheduled meeting on August 19, 2019, the Finance Committee reviewed the invoicing cycle, at the request of the Recreation Committee. The Finance Committee concurred to return the document to the Recreation Committee for further review.

At its Special meeting on August 23, 2019, the Recreation Committee recommended that the GRF Board of Directors approve the Locker Agreement/Invoicing Cycle.

Ms. St. Aubin MOVED, seconded by Ms. Hopewell and carried unanimously by the Directors present-

TO approve the Locker Agreement/Invoicing Cycle, as presented.

TENTATIVE VOTE: Amend 70-1487.01-2, Recreational Vehicle Lot (RVL) – Schedule of Fees

In accordance with Civil Code §5600, Boards may impose fees in an amount necessary to defray the costs for which it is levied. As a part of the annual budgeting cycle, a general review of the expenses versus revenue received for Shareholder/Member leases of Trust Property associated with the operation of the area commonly referred to as the RV Lot, was performed (Exhibit A in the agenda packet).

Based upon the current rates of:

- 20 foot or less space = \$120.00 per year (120 total spaces)
- 21 foot to 30-foot space = \$150.00 per year (133 total spaces)
- 31 foot and above = \$240.00 per year (86 total spaces)
- RV Club Lease space = \$1.00 per year (1 space)

There exists a revenue to expense gap of an estimated \$13,902. To offset this gap, increasing the annual space lease fee by \$50, as leases expire, is recommended.

Please note: Any fee increase would not have an immediate effect in balancing expenses to revenue as 70% plus of the spaces are still under the original 5-year agreement, which will be expiring in 2 years.

Ms. Hopewell MOVED, seconded by Ms. Winkler -

TO tentatively amend 70-1487.01-2, Recreational Vehicle Lot, schedule of Fees, for the required 28 day notice of proposed change under Civil Code §4360(a). Final action on the proposed amendment will be held at the September 24, 2019 GRF Board meeting.

Three Directors and the Executive Director spoke on the motion.

The motion was carried unanimously by the Directors present.

Security, Bus & Traffic Committee

Conceptual Approval – Contracted Off-Property Bus Service, Two Days per Week

At the July 10, 2019 Security Bus and Traffic Committee (SBTC), the Committee directed staff to research options for a contracted off-property bus service provider (Exhibit A in the agenda packet) to take over the operation of the recently canceled off-site bus service due to proposed

substantial insurance cost increases, required for the continuation of off-property bus service by GRF.

At the August 14, 2019 meeting of the SBTC, the Committee reviewed the staff report, noting three (3) transportation shuttle service companies were contacted with only Secure Transportation providing a proposal (Exhibit B in agenda packet).

Before the Committee can reasonably continue to seek the required staff time investment in the gathering of relevant information and negotiations, Board conceptual approval is sought for GRF to provide two (2) day a week, contracted, off-property bus service, at an estimated cost of \$67,800 annually (.86 papm). Should the Board grant the conceptual approval, funding would be allocated within the 2020 operational budget and the Committee will work with staff to fully develop terms and conditions of a contract with Secure Transportation, including any recommendations for the establishment of a reasonable use fee, for review and consideration by the Board at the 2019 September Board meeting.

Mr. Pratt MOVED, seconded by Mr. Massetti -

TO conceptually approve contracted off-property bus service, at an estimated annual expense of \$67,800, incorporating the expense into the 2020 operational budget, for an additional .86 papm and direct the Security Bus and Traffic Committee to finalize contractual terms and conditions and present options for consideration for a rider use fee, for presentation at the September 2019 GRF Board meeting.

Fourteen Directors spoke on the motion.

The motion failed with eight no votes (Heinrichs, Hopewell, Perrotti, St. Aubin, Snowden, Stone, Thompson, Winkler) and one abstention (Findlay).

CONTROLLER'S REPORT

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

EXECUTIVE DIRECTOR'S REPORT


The Executive Director spoke throughout the proceedings.

BOARD MEMBER COMMENTS

Thirteen Board members spoke on the meeting proceedings.

Golden Rain Foundation Board Meeting Minutes, August 27, 2019

The meeting was adjourned was at 1:48 p.m.



Suzanne Fekjar
GRF President
dfb