



Board of Directors

Agenda

Clubhouse Four

Tuesday, August 25, 2020, 1:00 p.m.

Via Live Stream

To view the live GRF Board meeting:

- Go to www.lwsb.com
- Click on the [Live GRF Board meeting](#) tab.
- The live streaming uses YouTube live and terminates at the close of the meeting

- 1) Call to Order/Pledge of Allegiance
- 2) Roll Call
- 3) President's Comments
 - a) Announcements
- 4) Seal Beach City Council Member's Update
- 5) Health Care Advisory Board Update (pp. 1-10)
- 6) Shareholder/Member Comments
 - a) Written, submitted prior to meeting
 - b) Verbal, via live streaming

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. 11-34)
 - a) GRF Board of Directors Minutes, July 28, 2020 (pp. 11-20)
 - b) Special GRF Board of Directors Minutes (Elections), August 4, 2020 (pp. 21-22)
 - c) Special GRF Board of Directors Minutes (Organization), August 4, 2020 (pp. 23-24)
 - d) Special GRF Board of Directors Minutes, August 7, 2020 (pp. 25-26)
 - e) Accept Financial Statements, as of July 31, 2020, for Audit (pp. 27-34)

8) New Business

a) General

- i) Emergency Addition to Agenda (Ms. Hopewell, pp. 35-36)
- ii) Immediate Action Request, Orange County Registrar, Onsite Ballot Drop Off Box (Mrs. Perrotti, pp. 37-38 – contract will be provided as a handout)


b) COVID-19 Ad hoc Committee

- i) **TENTATIVE VOTE:** Adopt 70-1448-3A – Veterans' Plaza - Emergency Operational Procedures (Ms. Snowden, pp. 39-42)
- ii) **TENTATIVE VOTE:** Adopt 70-1448-3B – Mission Park, Phase One (Pickleball Court) - Emergency Operational Procedures (Ms. Gerber, pp. 43-46)
- iii) **TENTATIVE VOTE:** Adopt 70-1448-3C – Mission Park, Phase Two (Bocce Ball) - Emergency Operational Procedures (Ms. Heinrichs, pp. 47-50)
- iv) **TENTATIVE VOTE:** Adopt 70-1448-3D Amphitheater - Emergency Operational Procedures (Mr. Massetti, pp. 51-54)
- v) **TENTATIVE VOTE:** Adopt 70-1448-3, Golf Course – Emergency Operational Procedures (Ms. St. Aubin, pp. 55-58)

9) Board Member Comments

10) Next Meeting/Adjournment

Next regular GRF Board of Directors meeting, Tuesday, **September 29, 10:00 a.m.**, Clubhouse Four.

A photograph of a medical consultation. On the left, a male doctor in a white lab coat is shown in profile, facing right. On the right, an elderly woman with short grey hair, wearing a purple sweater over a white collared shirt, is seated and looking towards the doctor. She is holding a pair of glasses in her hands. The background is a clinical setting with a wall-mounted medical device and some tubing.

Your Health Care Center, Your Way.

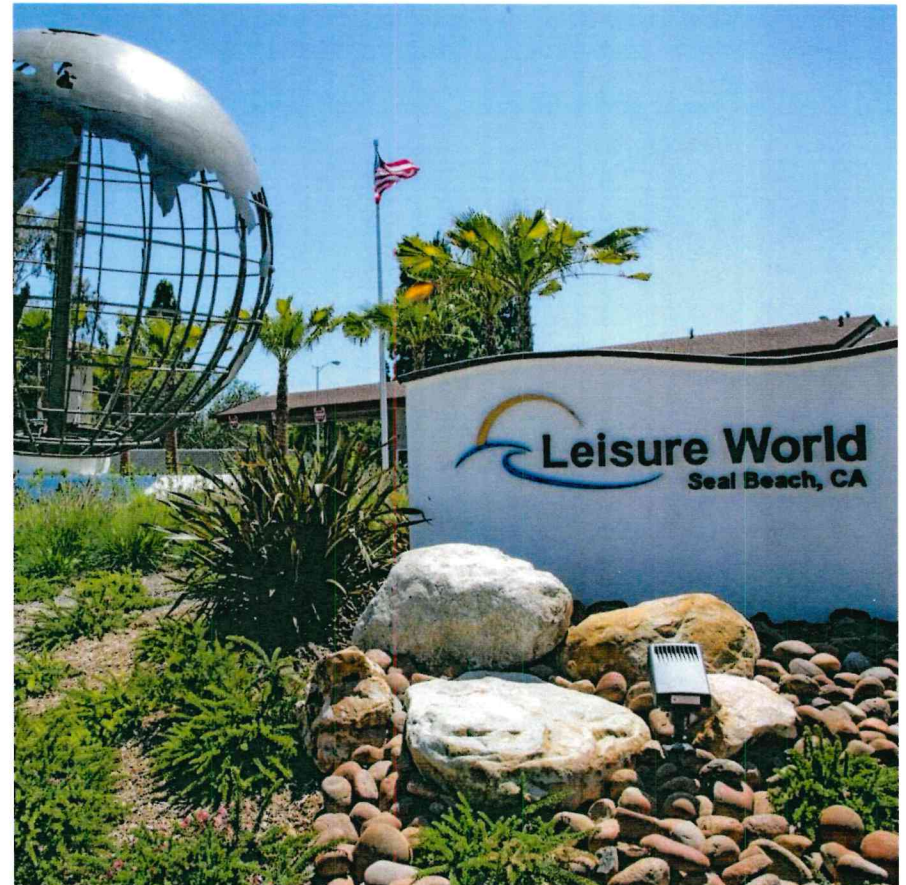
*Seal Beach Leisure World Health Care Center
August 25, 2020 Update*

Serving the Leisure World Community

Commitment to a best-in-class health care center providing exceptional patient experience

Shaping the Future of your HealthCare and Health Care Center

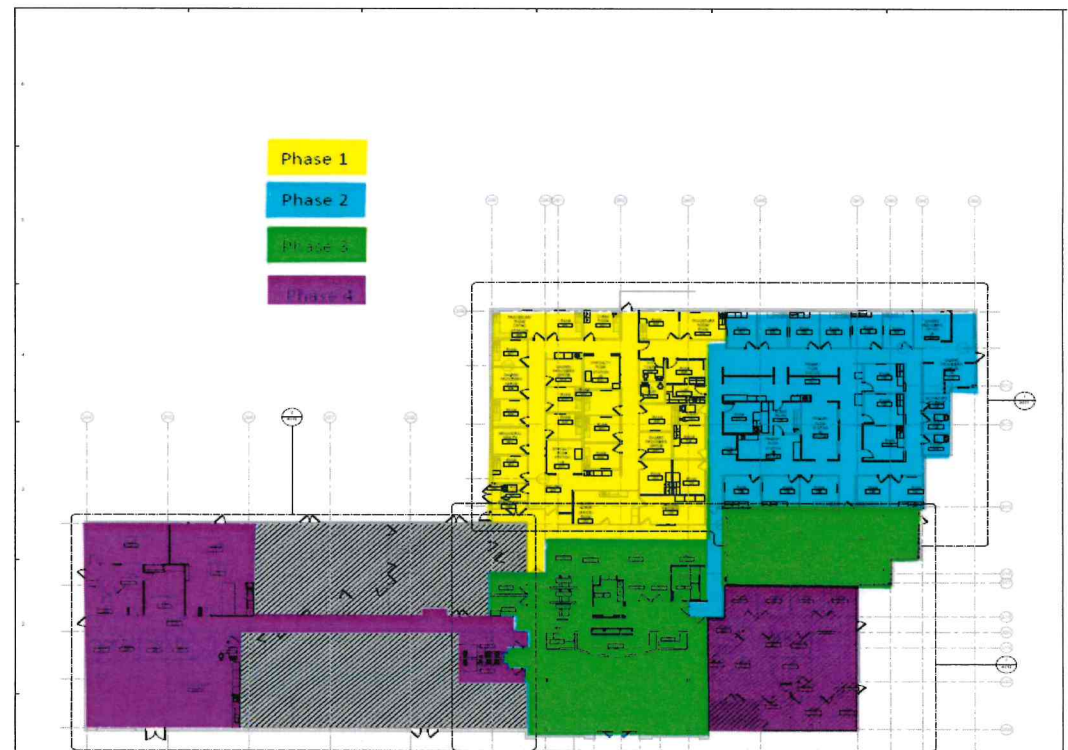
Guided by collaboration with community health advisory committee



Modern HealthCare with Heart

Comprehensive Health Care Center Renovation

- **HCC renovations are nearly complete!**
- **Reminder** – the health care center will remain open during construction
- Construction completed in 4 phases
 - February 2020 to September 2020
- Comprehensive communication plan for the community
 - Leisure World Weekly
 - Renderings
 - Before and After Photo Gallery



Construction Timeline Updates

- Phases 1, 2 & 3 have all been completed
(Primary/Specialty Care & Lobby/Lab areas)
- New DEXA unit installed in July
- Fish tank (with fish) reinstalled in main lobby
- Phase 4 (Conf rooms, Ophthalmology, Medi-Spa) in progress!
- ***On track for construction to be completed in September***



Thank you for your patience and support! We're in the final stretch!

*Dates are estimates and may be impacted due to unforeseen construction related circumstances

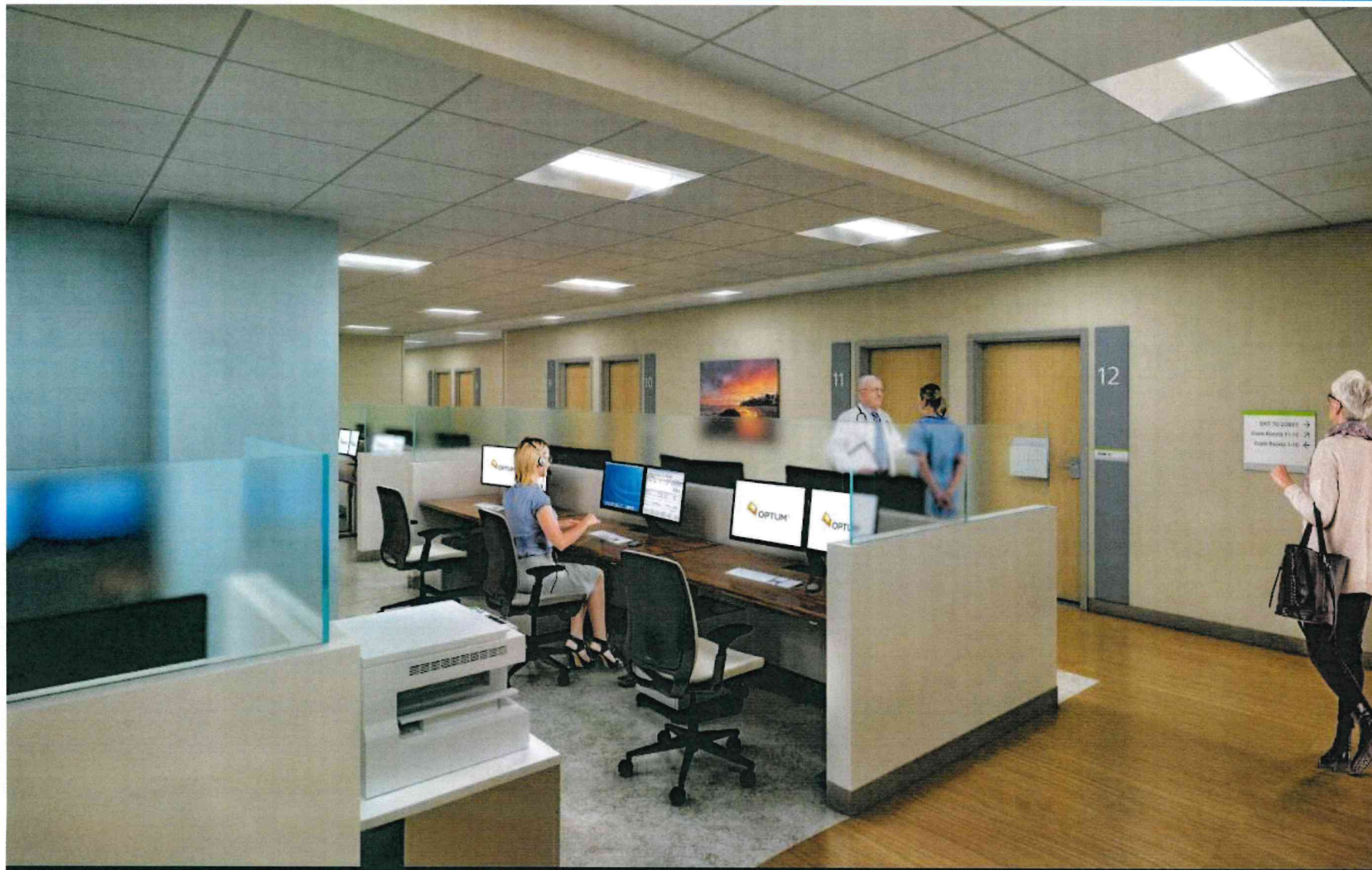
HCC Lobby / Front Desk



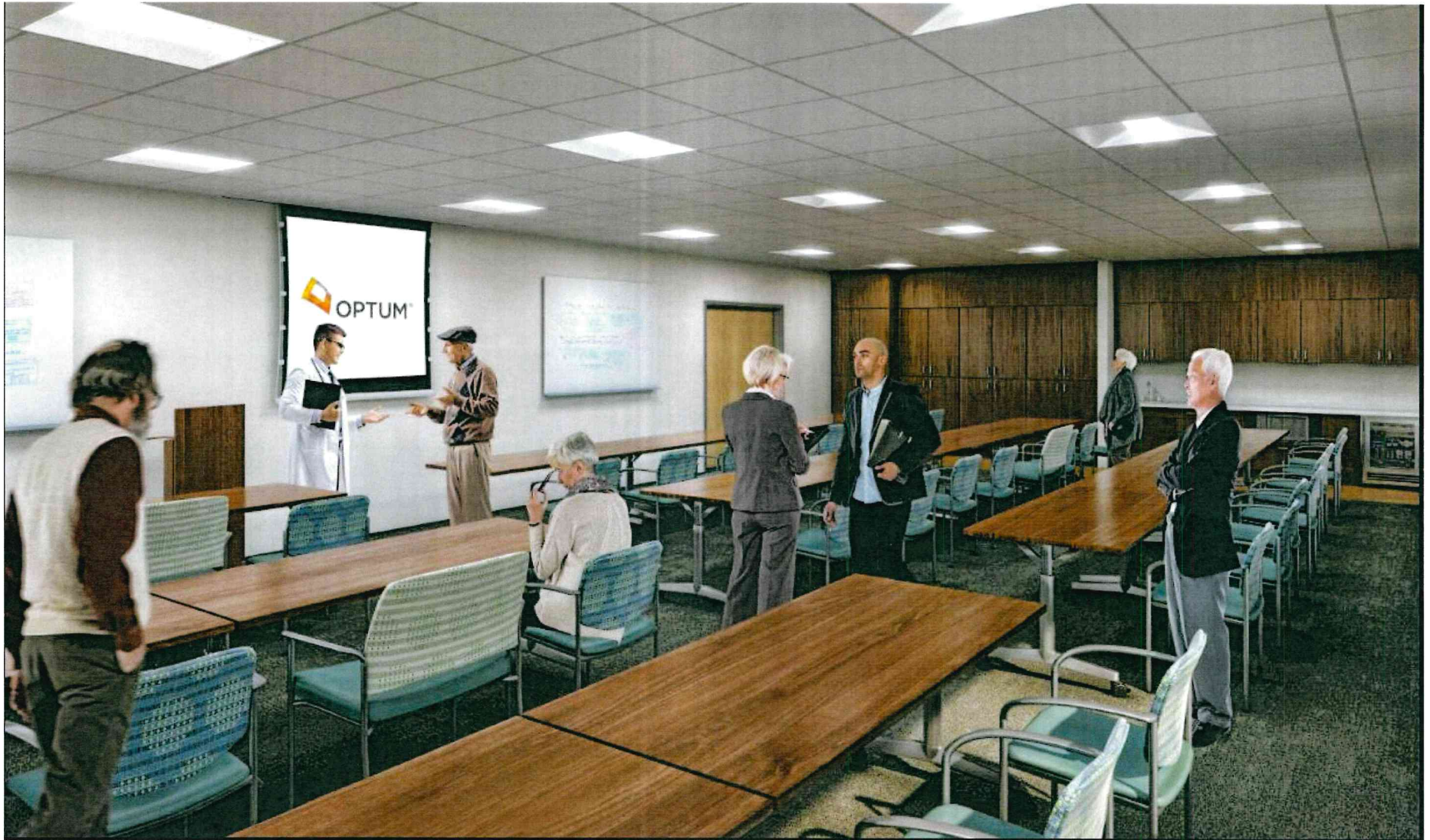
Lobby / Wellness Center / Internet Stations



Primary and Specialty Suite



Conference Room 1



What's Coming Next

- All Primary Care Providers offering onsite and telehealth video appointments
- COVID-19 Testing Site
- Dr. Sophia Chun, Internal Medicine, starts September 8th
- Behavioral Health – exploring options for additional in-person and virtual visits
- New Podiatry Provider coming soon
- Upcoming Events: Dates are still to be determined
 - Flu Clinic Planning Underway
 - Health Care Center Open House

A Better Future Together!





**BOARD OF DIRECTORS MEETING MINUTES
GOLDEN RAIN FOUNDATION
July 28, 2020**

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, July 28, 2020, in Clubhouse Four and via live stream.

PLEDGE OF ALLEGIANCE

Vevette Louie, Thuy Do and Dean Jacobus, members of the Leisure World Sewing Brigade, led the Pledge of Allegiance.

ROLL CALL

Following the roll call, the Corporate Secretary reported that Directors Snowden, Stone, Hopewell, Rapp, Winkler, Lukoff, Friedman, and Massetti were present. Directors Perrotti, St. Aubin, Pratt, Gerber, Thompson, Doderio (arrived at 10:33 a.m.) Findlay, and Isom participated virtually by Zoom.com. Absent were Directors Fekjar and Heinrichs. The Executive Director and the Director of Finance were also present.

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

PRESIDENTS COMMENTS

Today, is the last GRF Board of Directors meeting for the 2019/2020 term. This year has been a year of unexpected challenges. COVID-19 has been the guiding force for most of our decisions since March 23 when we closed down the gym and most of the amenities.

Normally, this last meeting would be held in May not July. A new board and officers would already have been in place. But because of COVID, this will not take place until August 4th...a busy day. First, we have a meeting for the ballot counting process for the election of GRF representatives from the even-numbered Mutuals. Second, we will have the GRF Annual Membership meeting...where the board presents to the membership a report of the last fiscal year, and at the end, the seating of the newly elected directors. And finally an organizational meeting to elect the officers for the 2020-2021 term. Usually, this is done in three different days but COVID changed all that.

As my last board meeting as President there are so many things that I would to say...but that

Golden Rain Foundation Board Meeting Minutes, July 28, 2020

would take more words than I am able to manage at this time. So let me just say that I am so proud to have been a part of this current Board of Directors...they has stepped up, they have worked tirelessly under strange conditions, such as virtual meetings, masks, social distancing, with very few committee meeting. All this to keep our thirty-million-dollar corporation viable. And, I dare say, enhanced. Wait until you see the new Knowledge & Learning Center, the new pool, and the state-of-the-art gym.

These directors have taken the time to make a difference. They deserve your continued respect and your support.

I especially want to thank Susan Hopewell for stepping in and doing my job as well as her job as Vice-President since January. She has been so supportive, as a friend and director...she's done an outstanding job!

My thanks to the two people who are leaving the board...Ronde and Lucille...you have contributed so very much...and left the board a better place. To Ronde for her many years of service...she has done it all...from Secretary to President and Treasurer. Thank you, Ronde for everything you have given to GRF. And to Lucille, to quote Susan Hopewell, "Lucille Findlay whose research, attention to detail and thoughtful analysis to issues, have been extremely helpful to your fellow directors". I couldn't have said it better.

And last, but not least...the fabulous staff led by Randy Ankeny and to Deanna Bennett, my heartfelt thanks.

And now to the business at hand.

ANNOUNCEMENTS

The GRF Board met in Executive Session meetings on July 2, July 17, and July 21, 2020.

SERVICE ANNIVERSARIES AND EMPLOYEES OF THE MONTH

To minimize the number of required attendees at today's meeting, we are postponing the service awards and staff commendations.

SEAL BEACH COUNCIL MEMBER'S REPORT

Seal Beach Council member Sandra Massa-Lavitt was unable to provide an update on the proceedings of the Seal Beach City Council meeting.

HEALTH CARE CENTER ADVISORY BOARD UPDATE

The Health Care Center Administrator presented an update on 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

Golden Rain Foundation Board Meeting Minutes, July 28, 2020

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 at the meeting and eight members sent written comments, submitted prior to the meeting.

Director Dodero joined the meeting at 10:33 a.m.

CONSENT AGENDA

The consent agenda included minutes of the Finance Committee Board meeting of June 15, 2020, minutes of the June 23, 2020 Board meeting, minutes of the June 30, 2020 Special Board meeting, acceptance of the Financial Statements, through June 30, 2020, for Audit, and approval of Reserve Funds Investment Purchase.

The Consent Calendar was adopted, as presented.

REPORTS

The reports of the Chair of the Facilities and Amenities Review (FAR) Ad hoc Committee, of the Management Services Review Ad hoc Committee, of the Strategic Planning Ad hoc Committee, and the Chair of the Website Redesign Ad hoc Committee were dispensed with.

NEW BUSINESS

General

Establish an Ad hoc Committee

There is a clear and present need to establish a COVID-19 Ad hoc Committee. The Committee will report to the Golden Rain Foundation (GRF) Board of Directors (BOD).

Ad hoc Committees

- a. Ad hoc committees are temporary committees established by the BOD to address a specific issue.*
- b. Ad hoc committees created for a specific purpose continue to exist until the duty assigned to them is accomplished. For example, a committee preparing recommendations for redecorating the lobbies would continue its work despite the election of a new board.*
- c. Once an assigned project has been completed, the committee automatically dissolves unless the board assigns additional projects to the committee.*

d. Ad hoc committees have no power to make decisions.

General function and requirement of the Committee:

1. Draft policy establishing the Executive Director's authority to take emergency actions deemed in the best interest of community health and safety;
2. Draft policy to define states of closing and re-opening Trust Property amenities; and
3. Draft emergency operational rules for GRF Board review and consideration.

At the end of the Committee's review, a final report will be given to the Board and the Committee will automatically dissolve. When the Board is given the final report, the Board will then determine what further steps to be taken, if any.

Ms. Stone MOVED, seconded by Ms. Hopewell -

Pursuant to state statute (Corp. Code §7210; Corp. Code §7212(c)) and Article VII of the Bylaws of the Golden Rain Foundation, I move **TO** approve and thereby establish the COVID-19 Ad hoc Committee and grants to the Ad hoc Committee limited authority specifically stated within the GRF governing documents, and policies or other authority as granted by the BOD or as stated within this policy.

Two Directors spoke on the motion.

The motion was carried unanimously by the Directors present.

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

In accordance with Article VIII of the Bylaws, Ad hoc Committee chair and members shall be appointed by the GRF President and approved by action of the BOD in accordance with governing document 30-5024-1. I move **TO** approve the appointment of Suzanne Fekjar, Marsha Gerber, Irma Heinrichs, Leah Perrotti, and Paula Snowden to the COVID-19 Ad hoc Committee.

Director Fekjar joined the meeting at 10:49 a.m.

Reserve Funding Request – Trust Property Streets, Phase IV

As requested by the Physical Property Committee, an RFP was sent out (Exhibit A in agenda packet), for paving repairs to Trust Property Streets and Parking Lots, to four contractors; two bids were received. The Reserve Study for 2020 allocates \$591,500 for this work. Bids are as follows:

	Northwood	Oakmont	Church Place	CH 2 Parking Lot	CH 3/4 Parking Lot	Traffic, Striping, Manholes	Total
MJ Jurado	\$ 146,452	\$129,293	\$ 80,260	\$78,343	\$ 78,477	\$ 35,400	\$ 548,225
Nelson							N/B
RJ Noble							N/B
Sully-Miller	\$ 142,880	\$129,294	\$ 78,694	\$76,814	\$ 71,343	\$ 51,000	\$ 550,025

The Physical Property Committee, at its July 1, 2020 meeting, recommends awarding a contract to MJ Jurado based on past performance, plus adding a 10% contingency (\$54,822), for a total cost not to exceed \$603,047.

Paving Project 2020

Following a brief discussion, Ms. Rapp MOTIONED, seconded by Mr. Lukoff, and carried unanimously by the Committee members-

TO recommend the GRF Board award a contract to MJ Jurado, to make repairs, Exhibit A, at a cost of \$548,225, and add a 10% contingency, for a total cost not to exceed \$603,047, Reserve funding, pending Finance Committee review of available funds.

At its July 20, 2020 meeting, the Finance Committee reviewed this request and determined Reserve funding is available.

Mr. Lukoff MOVED, seconded by Mr. Dodero-

TO award a contract to MJ Jurado to make paving repairs, as called out in Exhibit A, for a total cost not to exceed \$603,047, which includes a 10% contingency of \$54,822, Reserve funding, and authorize the President to sign the contract.

Two directors spoke on the motion.

The motion was carried unanimously by the Directors present.

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Reserve Funding Request – Fitness Center, Phase I – Flooring Preparation

At its regularly scheduled meeting on July 1, 2020, the GRF Board duly moved and approved the expansion, improvement, and enhancements of the Fitness Center. Such improvements included the full replacement of all second-floor flooring.

After removal of the existing floor covering, an inspection by the floor installation company revealed the subfloor to be in poor condition and requiring repairs, priming, and leveling before the new fitness flooring can be installed and covered under the manufacturer's warranty.

Based upon the proposal received to date (an additional proposal is actively being sought), the cost of these repairs, priming and leveling is \$27,048 (\$3.00 per square foot).

The Board approved \$20,000 in contingencies funding for this project; this amount included initial projections of \$1.00 per square foot for floor preparation (\$9,000). Total contingencies used to date are \$5,407, leaving the availability of \$12,455 of the contingency fund.

The Finance Committee, at its July 20, 2020 meeting, determined that sufficient *Reserve* funds, in the amount of \$18,048 (proposed cost for repairs, priming, and leveling of \$27,048, minus budgeted contingency fund for floor preparation of \$9,000 = \$18,048 of required funding) are available.

Note: Funding request is based on the current available proposal; based upon review of all proposals, the final amount funding request to the Board will reflect the lowest qualified proposal.

Mrs. Perrotti MOVED, seconded by Mr. Friedman, and carried unanimously by the Directors present-

TO award a contract to Speedy Floors Removal & Dumpsters for the proposed repair work to the sub floor of the second floor of Clubhouse Six, in the amount of \$25,800, Reserve funding, requiring an additional \$16,800 in contingency funding, and authorized the President sign any contract or change order.

Reserve Funding Request – Clubhouse Two- Landscaping Replacement

Staff was requested to seek a proposal from GRF landscape contractor of record, Anguiano Lawn Care, to replace landscaping around Clubhouse Two; the price quoted for this is service \$17,517 (Exhibit A in agenda packet).

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QUANTITY	PLANTER NUMBER	RATE	AMOUNT
	#1 EL DORADO SIDE		\$7870.00
	#2 NORTH SIDE SERENITY		\$2038.00
	#3 BBQ AREA		\$2260.00
	#4 FACING MISSION SIGN		\$2062.00
	#5 CH2 SOUTH ENTRY		\$1691.00
	#6 EL DORADO CORNER		\$1596.00
TOTAL:			\$17,517.00

Reserve funds are available in (Exhibit B in agenda packet). The Architectural Design and Review Committee, at its July 17, 2020 meeting, recommended awarding a contract to Anguiano Lawn Care to replace landscaping around Clubhouse Two.

Ms. Rapp MOVED, seconded by Mr. Dodero -

TO award a contract to Anguiano Lawn Care, for the replacement of landscaping around Clubhouse Two, at a cost not to exceed \$17,517, Reserve funding, and authorize the President to sign the contract.

One Director and the Executive Director spoke on the motion.

The motion was carried unanimously by the Directors present.

Approve Opening of Golf Course, Adopt 70-1448-3, Golf Course – Emergency Operational Procedures

The guidelines contained in 70-1448-3, Golf Course are recommended, under reasonable COVID-19 guidelines for active outdoor activities. GRF's priority will always be the safety of its members and reserves the exclusive right to close the golf course, without notice, for any non-compliance to posted guidelines.

Ms. Hopewell MOVED, seconded by Ms. Rapp-

TO adopt 70-1448-3, Golf Course – Emergency Operational Procedures, as presented.

Ms. Hopewell MOVED, seconded by Mr. Friedman

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TO amend 70-1448-3, adjusting the hours of operation to extend to 7:00 p.m., increasing the number of golf parties from 3 to 4 and add COVID as a key word.

The amended main notion was carried unanimously by the Directors present.

Ms. Hopewell MOVED, seconded by Mr. Dodero-

TO authorize the Executive Director to reopen the golf course no later than August 3, 2020, under governing document 70-1448-3, Golf Course. The Executive Director is further authorized to close the golf course to protect the general health and safety of the community and its members, should there be a failure of the membership to comply with governing document 70-1448-3.

Twelve Directors and the Executive Director spoke on the motion.

The motion was carried with two no votes (Stone, Thompson) and one abstention (Perrotti).

Approve Opening of Veterans Plaza, Adopt 70-1449-3, Veterans Plaza – Emergency Operational Procedures

Under reasonable government (state and city) COVID-19 guidelines for active outdoor activities, governing document 70-1449-3, Veterans Plaza, is recommended for adoption in order to open the Veterans Plaza. GRF's priority will always be the safety of its members and reserves the exclusive right to close Veterans Plaza, without notice, for any non-compliance to posted guidelines.

Mr. Massetti MOVED, seconded by Mr. Friedman-

TO adopt 70-1449-3, Veterans Plaza - Emergency Operational Procedures, as amended.

The motion and the second to the motion were withdrawn and the topic will be addressed by the newly formed COVID-19 Ad hoc Committee.

Accept Donation from Golden Age Foundation for the Knowledge and Learning Center

The Golden Age Foundation Board voted to donate up to \$13,500 for the hearing loop in the Knowledge and Learning Center. The hearing loop technology will benefit residents using the Center by offering the best assistive listening experience. This will allow Leisure World to be a

Golden Rain Foundation Board Meeting Minutes, July 28, 2020

hearing-inclusive community, promoting communication access and ADA compliance for persons with any type of hearing loss. Per governing document 30-5231-1, acceptance of the donation requires GRF Board of Directors' approval.

Mrs. Perrotti MOVED, seconded by Ms. Snowden-

TO accept a donation from the Golden Age Foundation, in an amount up to \$13,500, for the installation of hearing loops, as part of the Knowledge and Learning Center.

Two Directors and the Executive Director spoke on the motion.

The motion was carried unanimously by the Directors present.

STAFF REPORT

The Director of Finance reported COVID-19 related expenses, positive variances and loss of revenue has resulted in a net expense of \$275,300.

Director Winkler left the meeting at 12:02 p.m.

The Executive Director provided a brief update on the pool project.

BOARD MEMBER COMMENTS

Fourteen Board members spoke on the meeting proceedings.

ADJOURNMENT

The meeting was adjourned was at 12:17 p.m.

Suzanne Fekjar, Corporate Secretary
Golden Rain Foundation
dfb 07.28.20

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SPECIAL BOARD OF DIRECTORS MEMBERS MEETING - GOLDEN RAIN FOUNDATION

August 4, 2020

In accordance with Article V, Section 3, of the corporation by-laws and pursuant to due notice being delivered to the Directors and shareholders, a special meeting of the Golden Rain Foundation (GRF) Board of Directors was called to order by President Stone at 10:00 a.m. on Tuesday, August 4, 2020, in Clubhouse Four and via Zoom.

ROLL CALL

Following the roll call, Corporate Secretary Fekjar reported that Directors Perrotti, St. Aubin, Snowden, L. Stone, Hopewell, Rapp, Fekjar, Doderio, Winkler, Heinrichs, Friedman, Isom, Massetti were present. Directors Findlay, Gerber, Lukoff, Pratt, and Thompson participated via Zoom.

Eighteen Board members were present.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Corporate Secretary Fekjar.

ANNOUNCEMENTS

The Annual Meeting is scheduled for today at 10:45 a.m. The Organization meeting will be held at 1:30 p.m., also in Clubhouse Four and via Zoom.

The winners of today's election will be installed at the conclusion of the Annual Meeting. Executive Coordinator, Deanna Bennett, will contact any non-incumbent winners of today's election.

All Foundation members were welcomed to observe the counting process via live stream. Once the counting process is underway, the Board will be recessed for the Annual meeting.

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

One shareholder/member offered comments. One shareholder submitted a written comment prior to the meeting.

ELECTION FOR GRF DIRECTORS REPRESENTING ODD-NUMBERED MUTUALS

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

As a quorum of the Board was present, the counting process began at 10:08 a.m.

The Board meeting was recessed at 10:09 a.m.

At 11:10 a.m., after the ballot counting was conducted, the meeting resumed.

Ms. Cheryl Wilson of Accurate Voting Services (AVS), Inc., thanked the Board for engaging AVS to conduct today's election, and advised how the election process was conducted today.

Ms. Wilson reported the election results as follows:

Mutual Eight:	Suzanne Fekjar, 73; Larry Slutsky, 136. Quorum only: 1. Abstain: 2.
Mutual Fourteen:	Barry Lukoff, 109; Lee Melody, 121. Quorum only: 1. Abstain: 2.

The following GRF Directors were returned to their seats on the Board, unopposed:

Mutual Two:	Paul Pratt and Paula Snowden
Mutual Four:	Marsha Gerber
Mutual Six:	Susan Hopewell
Mutual Sixteen:	Janet Isom

The following GRF Directors were elected, by acclamation:

Mutual Ten:	Carole Levine
Mutual Twelve:	Carole Damoci

The President thanked the members of Accurate Voting Service for their work. The newly elected Directors will be installed at the conclusion of the GRF Annual Meeting that followed immediately in Clubhouse Four and via Zoom.

The meeting was adjourned at 11:12 a.m.

Linda Stone, President
GRF Board of Directors
dfb: 08.04.20



ORGANIZATIONAL MEETING OF BOARD OF DIRECTORS GOLDEN RAIN FOUNDATION

August 4, 2020

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 Board of Directors of Golden Rain Foundation was called to order by Executive Director Ankeny, at 1:35 p.m., on Tuesday, August 4, 2020, in Clubhouse Four and via live stream.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by the Executive Director.

ROLL CALL

Following the roll call, Recording Secretary Bennett reported that Directors members Perrotti, St. Aubin, Pratt, Snowden, Stone, Gerber, Thompson, Hopewell, Rapp, Slutsky, Dodero, Levine, Heinrichs, Damoci, Melody, Friedman, Isom and Massetti were present.

Eighteen members were present, constituting a quorum of the voting majority.

BEGIN PROCESS OF ORGANIZATION

The Executive Director called for nominations for the office of President. Ms. Stone nominated Ms. Hopewell. There being no further nominations, Ms. Hopewell was declared, by acclamation, President of the Board, for the 2020/2021 term.

President Hopewell thanked the Board members for their support and opened nominations for the office of Vice President. Ms. Rapp nominated Ms. Stone. Ms. Stone was declared, by acclamation, Vice President for the 2020/2021 term.

Nominations were opened for the office of Corporate Secretary. Ms. Heinrichs nominated Ms. Gerber. Mrs. Perrotti nominated Ms. Snowden. Ms. Gerber was elected as Corporate Secretary of the Board for the 2020/2021 term.

GRF Board of Directors Special Meeting Minutes, 08.04.20

Nominations were opened for the office of Treasurer. Ms. Stone nominated Mr. Friedman. There being no further nominations, Mr. Friedman was declared, by acclamation, Treasurer of the Board for the 2020/2021 term.

ANNOUNCEMENTS

The President announced that there will be a Special GRF Board meeting on Friday, August 7, at 1 p.m., to ratify the Committee, Ad hoc Committee and HCC Advisory Board Committee assignments. An Executive Session meeting of the Board will follow at 2 p.m. The next regular Board meeting is scheduled for Tuesday, August 25, 2019, at 1:00 p.m., in Clubhouse Four.

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

The meeting was adjourned at 1:47 p.m.

Marsha Gerber, Corporate Secretary
Board of Directors
/dfb
08.04.20



**SPECIAL BOARD OF DIRECTORS MEETING MINUTES
GOLDEN RAIN FOUNDATION
August 7, 2020**

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 Hopewell, at 1:00 p.m., on Friday, August 7, 2020, in Clubhouse Four and live streamed.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Corporate Secretary Gerber.

ROLL CALL

Following the roll call, Corporate Secretary Gerber reported that Directors Stone, Gerber, Hopewell, Rapp, Slutsky, Levine, Heinrichs, Melody, Friedman, and Isom were present. Directors Perrotti, St. Aubin, Pratt, Snowden, Thompson, Dodero, Damoci, and Massetti participated by Zoom.

Eighteen Board members were present, with a quorum of the voting majority.

ANNOUNCEMENTS

The Board met on August 4, 2020 for a Special Meeting for the purpose of elections, for the Annual Meeting, and for a special meeting for the purpose of organization. Your new officers are: Susan Hopewell, President; Linda Stone, Vice President; Marsha Gerber, Corporate Secretary; and Phil Friedman, Treasurer.

Several Committee meeting dates may move around the calendar schedule. Please keep an eye on the *Leisure World Weekly* for the meeting schedule.

MEMBER COMMENTS

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

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

- 2 minute limit per speaker, over 26 speakers

No shareholder/members offered comments.

**RATIFICATION OF COMMITTEE ASSIGNMENTS, AD HOC COMMITTEE ASSIGNMENTS
AND HEALTH CARE CENTER ADVISORY BOARD ASSIGNMENTS**

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

Ms. Hopewell moved, seconded by Mr. Friedman and carried unanimously by the Board members present-

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

BOARD MEMBER COMMENTS

Seventeen Directors provided comments.

ADJOURNMENT

The meeting was adjourned at 1:07 p.m.

Marsha Gerber, Corporate Secretary
GRF Board of Directors
dfb: 08.07.20



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 JULY 2020 FINANCIAL STATEMENTS
DATE: AUGUST 25, 2020
CC: FILE

As there was no regularly scheduled meeting of the Finance Committee in August, staff recommends to the Golden Rain Foundation Board of Directors acceptance of the July 2020 financial statements for audit, in accordance with governing document 40-5115-3 and all applicable sections of the civil code 5500.

I move that the GRF Board of Directors accept the July 2020 financial statements for audit.

Financial Recap – July 2020

As of the seven-month period ended July 2020, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$302,179.

Major variances are:

Wages, Taxes & Benefits	836,320	Favorable: Wages \$656K; P/R Taxes \$67K; Workers' Comp \$33K; Group Ins \$80K; average FTE < budget by 31.5 due to furloughs and reorganization
Temporary Agency Fees	(425,375)	Unfavorable: Temporary help for key positions.
Supplies	23,894	Favorable: Timing of expenditures for later months
Utilities	76,954	Favorable: Electricity \$60K; Gas \$12K; Trash \$4K
Community Entertainment	131,725	Favorable: Cancelled events due to COVID-19
Newspaper Printing	48,816	Favorable: No anticipated price increase; Reduced pages from 36 to 24. Telephone Book and Annual Report not printed.
Rental Income	(39,821)	Unfavorable: Sales Office – new tenant getting started
Interest Income	(55,966)	Unfavorable: YTD interest allocated to reserves higher than budgeted. Variance is due to timing.
News Advertising	(161,562)	Unfavorable: Less demand for display ads
SRO Labor Cost Recovery	(177,400)	Unfavorable: Less billable hours due to assignment of GRF projects.

Reserve Funds	Fund Balance	Allocated For Current Projects	Allocated For Future Projects	For details, see page
Repairs & Replacements	\$11,155,059	\$2,430,387	\$8,724,672	7

Capital Funds	Fund Balance	Allocated Funds	Unallocated Funds	For details, see page
Capital Improvements	\$2,602,567	\$898,189	\$1,704,378	8

Total year-to-date approved unbudgeted operating expenses are \$50,252.

P.O. Box 2069
Seal Beach CA 90740

Description			
	Current Assets:		
1122000	Cash & cash equivalents	130,120	
	Non-Restricted Funds	6,104	
	Receivables	978,210	
	Prepaid expenses	182,891	
	Inventory of maintenance supplies	<u>497,191</u>	
	Total Current Assets		1,794,516
	Designated deposits		
1211000	Contingency Operating Fund	1,000,000	
	Reserve Fund	11,155,059	
1212500	Capital Improvement Fund-GRF	<u>2,602,567</u>	
	Total designated deposits		14,757,626
	Notes Receivable		
1411000	Notes Receivable	<u>45,224</u>	
	Total Notes Receivable		45,224
	Fixed Assets		
	Land, Building, Furniture & Equipment	38,423,433	
	Less: Accumulated Dep'n	<u>(23,904,163)</u>	
	Net Fixed Assets		14,519,271
	Other Assets		<u> </u>
	Total Assets		<u><u>31,116,636</u></u>

P.O. Box 2069
Seal Beach CA 90740

Description		
Liabilities & Equity		
Current Liabilities:		
	Accounts payable	299,139
	Project Commitments	905,188
	Prepaid Deposits	10,975
	Accrued payroll & payroll taxes	455,993
	Unearned Income	25,478
2140000	Deferred Revenue-Other	20,000
	Accrued expenses	199,823
2139000	Accrued Legal Settlement	550,000
	Accrued property taxes	26,541
Total Current Liabilites		2,493,137
Total Liabilities		2,493,137
Equity		
Mutuals' Beneficial Interest		
3211000	Contingency Operating Reserve Equity	1,000,000
3212000	Reserve Equity	10,621,430
3394000	Capital Fund Equity	2,553,149
3310000	Beneficial Interest in Trust	13,646,537
Total Mutuals' Beneficial Interest		27,821,117
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	(286,900)
Total Excess Income		(286,900)
3920000	Dep'n & Amortization	(5,168,869)
Net Stockholders' Equity		28,623,499
Total Liabilities & Stockholders' Equity		31,116,636

Golden Rain Foundation
Cash Flow Activity - All Reserves
For the Period Ended July 31, 2020

	Contingency Operating Fund	Reserve Fund	Capital Improvement Fund	Nonrestricted Funds	Total
Balance 12/31/2019	700,000	10,526,625	2,477,743	28,151	13,732,519
Funded: Assessments		758,335			758,335
Funded: Amenities Fees collected (246)		508,331	508,331		1,016,662
Funded: M17 Lease Fees collected (19)		4,655	4,655		9,310
Funded: Interest on Funds		142,320	20,284		162,604
Expenditures		(767,207)	(408,446)		(1,175,653)
Commitments		(18,000)			(18,000)
2019 Excess Income	300,000				300,000
Net Monthly Activity				(22,047)	(22,047)
Balance 07/31/2020	1,000,000	11,155,059	2,602,567	6,104	14,763,731
Net Activity	300,000	628,434	124,824	(22,047)	1,031,211

Golden Rain Foundation

Cash Flow Activity - All Reserves

For the Month of July 2020

	Contingency Operating Fund	Reserve Fund	Capital Improvement Fund	Nonrestricted Funds	Total
Balance 6/30/2020	1,000,000	11,256,606	2,585,512	42,810	14,884,929
Funded: Assessments		108,333			108,333
Funded: Amenities Fees collected	51	104,130	104,130		208,259
Funded: M17 Lease Fees collected					-
Funded: Interest on Funds		25,986	1,451		27,437
Progress Payments on CIP					-
Expenditures		(339,995)	(88,525)		(428,521)
Net Monthly Activity				(36,706)	(36,706)
Balance 7/31/2020	1,000,000	11,155,059	2,602,567	6,104	14,763,731
Net Activity	-	(101,547)	17,055	(36,706)	(121,198)

Golden Rain Foundation
Quick Balance Sheet Analysis
For the Period Ended July 31, 2020

SELECTED BALANCE SHEET ITEMS

	Current Balance	Prior Month	Increase (Decrease)
Cash In Bank	136,224	502,023	(365,799)
Current Assets	16,552,142	16,470,339	81,803
Current Liabilities	2,493,137	2,775,215	(282,078)
Current Ratio	6.64	5.93	
Designated Deposits:	14,757,626	14,842,118	(84,492)
Reserve Fund			
Liability & Disaster Insurance Fund			
Capital Improvement Fund			
Contingency Operating Fund			

RESULT OF OPERATIONS

Current Month	Actual	Budget	Variance	%
Income	1,482,977	1,515,579	(32,602)	(2.15)
Expense	1,391,972	1,554,992	163,020	10.48
Net Materials Recovery(Pass Thru)	0	0	0	
Excess Income or (Expense)	91,005	(39,413)	130,418	
Year To Date	Actual	Budget	Variance	%
Income	10,112,900	10,026,550	86,350	0.86
Expense	9,793,703	10,009,533	215,830	2.16
Net Materials Recovery(Pass Thru)	0	0	0	
Excess Income or (Expense)	319,197	17,017	302,180	

Full Time Equivalents		
For the Month	Average YTD	Planned - 2020
126.77	139.03	170.50

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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: EMERGENCY ADDITION TO AGENDA
DATE: AUGUST 24, 2020
CC: FILE

Emergency/immediate action is requested to add to the August 25, 2020 GRF Board agenda the action item 8.b. Orange County Registrar, Onsite Ballot Drop Box. Board action is requested under provisions of Civil Code 4930 (d).

Agenda Exception. The statute provides an exception for emergencies. If an item needs to be added to the agenda after it was posted, it can be added as follows ([Civ. Code §4930\(d\)](#)):

1. Upon a determination made by a majority of the board present at the meeting that an emergency situation exists.
2. Upon a determination made by the board by a vote of two-thirds of the directors present at the meeting, or, if less than two-thirds of total membership of the board is present at the meeting, by a unanimous vote of the directors present, that there is a need to take immediate action and that the need for action came to the attention of the board after the agenda was distributed pursuant to subdivision (a) of [Section 4920](#).
3. The item appeared on an agenda that was distributed pursuant to subdivision (a) of [Section 4920](#) for a prior meeting of the board that occurred not more than 30 calendar days before the date that action is taken on the item and, at the prior meeting, action on the item was continued to the meeting at which the action is taken.

Emergency Defined. An emergency is defined as "circumstances that could not have been reasonably foreseen by the board, that require immediate attention and possible action by the board, and that, of necessity, make it impracticable to provide notice." ([Civ. Code §4930\(d\)\(1\)](#).)

The basis for the Emergency/immediate action is that on August 24, 2020, the Orange County Registrar of Voters requested the Board reaffirm its previous decision to deny the placement of a Ballot Drop Box, or reconsider the action, as a final decision is required on or before September 1, 2020. to allow time for all required postings.

I move approve the addition of Orange County Registrar Onsite Ballot drop Box to the August 24, 2020, Board agenda under provisions of Civil Code 4930 (d).

Note: A two-thirds majority vote is required to pass this motion.



Golden Rain Foundation

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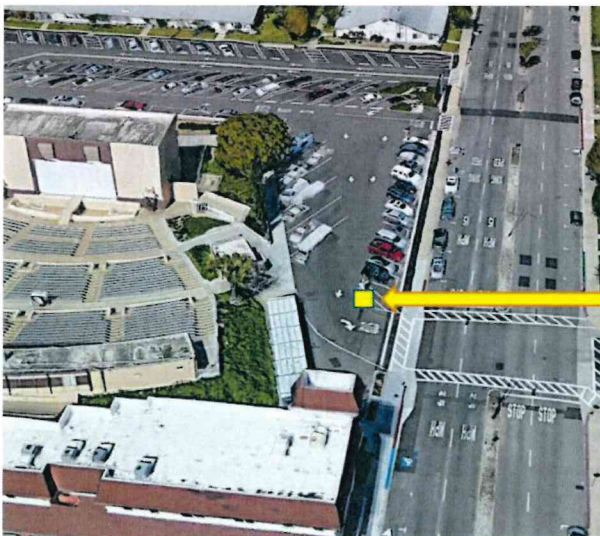
Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RANDY ANKENY, EXECUTIVE DIRECTOR
SUBJECT: IMMEDIATE ACTION REQUEST, ORANGE COUNTY REGISTRAR, ONSITE BALLOT DROP BOX
DATE: AUGUST 24, 2020
CC: FILE

On August 24, 2020, the Orange County Registrar of Voters contacted GRF administration seeking time sensitive action on behalf of the GRF Board to reconfirm a previous action by the Board which failed (January 28, 2020), the placement of a Ballot Drop Box. The Registrar is seeking formal action by the GRF Board to reaffirm its previous ruling or reevaluate the opportunity for a Ballot Drop Box.

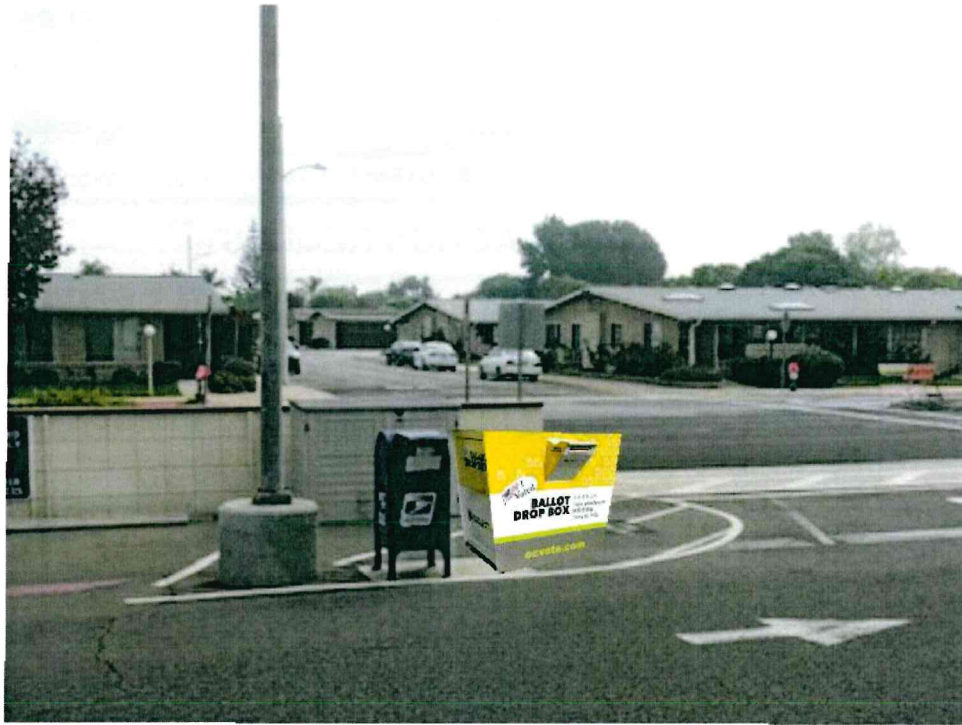
For the Board's consideration, the following central, recognizable, and accessible location: Amphitheater St Andrews/ Tam O'Shanter intersection exit.



Proposed Ballot Drop Box Location



Proposed Ballot Drop Box Location



I move to approve the use of Trust Property identified as approximately 10 square feet, adjacent to the US Post Box location at the Amphitheater parking lot, exit at St Andrews/ Tam O'Shanter, for the hosting of a Orange County Registrar Of Voters Ballot Drop Off Box, and authorize the President to sign the agreement.



Revised 08.24.20

Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: COVID-19 AD HOC COMMITTEE
SUBJECT: **TENTATIVE VOTE:** ADOPT 70-1448-3A – VETERANS' PLAZA –
EMERGENCY OPERATIONAL PROCEDURES
DATE: AUGUST 17, 2020
CC: FILE

At the regularly scheduled meeting of the COVID-19 Ad hoc Committee on August 18, 2020, the Committee moved and approved to recommend to the Board adoption of proposed emergency action policy 70-1448-3A – Veterans' Plaza – Emergency Operational Procedures, to re-open Trust property identified as Veteran's Plaza, for active outdoor activities, under all applicable or more restrictive public health and safety orders.

In the drafting and the subsequent Committee review of the proposed emergency action policy, key areas of Committee deliberation were focused on:

- Number of Seal Beach COVID-19 cases as reported by the Orange County Health authority to date
- Number of COVID-19 deaths
- The clear majority of the over 9,000 community members are clearly in the "at risk" category, due to age or preexisting medical conditions
- Reason rules must also take into consideration, Caregivers, and Shareholders/Members guests
- GRF, as an employer, has the obligation to establish rules to protect the health and safety of our employees
- Proposed actions **MUST** represent the mutual benefit of a majority of the Shareholder/members

I move to approve emergency action policy 70-1448-3A – Veterans' Plaza – Emergency Operational Procedures, for Trust property identified as Veterans' Plaza, under the provisions of civil code (§4360(d)). I further move to post the policy in accordance with Civil Code 4360, a 28-day notification to the members, with a final decision by the GRF Board of Directors on September 29, 2020.

I move to authorize the Executive Director to reopen the Veterans' Plaza on Wednesday, August 26, 2020, under governing document 70-1448-3A, Veterans Plaza – Emergency Operational Procedures. The Executive Director is further authorized to close Veterans' Plaza to protect the general health and safety of the community and its members, should there be a failure of the membership to comply with governing document 70-1448-3A.



RECREATION

Veterans Plaza, Phase One – Emergency Operational Procedures

Due to government restrictions and recommendations brought about by the pandemic, this policy is enacted to allow for reopening the Veterans Plaza under emergency operational procedures.

The Recreation Department will make Veterans Plaza available for exercise and dance clubs, in good standing.

1.1. All reservations must be made through the Recreation Department by emailing <http://www.lwsb.com/reserve/> or telephone.

1.1.1. Reservations are limited to 90 minutes, no more than once a week, from 7:00 a.m. to 7 p.m.

1.1.2. Reservations may be preempted by GRF for special events.

1.1.3. In case of multiple similar clubs requesting a reservation, remaining time slots will be awarded by lottery.

1.1.4. The Recreation Department determines by their discretion, if a particular activity is appropriate for this venue.

1.1.5. No unscheduled event will be allowed at any time.

1.2. Participation is solely at participants own risk.

1.3. Masks and 6-foot distancing are required at all times.

1.4. No physical contact between participants is allowed.

1.5. Group sizes may be required to be reduced to meet social distancing guidelines.

1.6. Only GRF members may participate; no guests are permitted.

1.7. No sign in sheets are required, but GRF reserves the right to reinstitute them at any time.

1.8. Staff may request to see participant's GRF Id at any time.

1.9. All classes are self-managed and must provide their own equipment.

1.9.1. No tables, chairs, or equipment are provided by GRF.

1.10. Clubhouse Three restrooms will be available through the lobby and no more than 2 people are permitted in either restroom at a time.

RECREATION

Veterans Plaza, Phase One – Emergency Operational Procedures

31 **1.11.** Members should bring sanitizer or wear gloves.

32 **1.12.** The custodial contractor will sanitize all touch surfaces after each event.

33

Document History

Adopted: XX XXX 20

Keywords: Veterans Recreation COVID
Plaza

34



Revised 08.24.20

Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: COVID-19 AD HOC COMMITTEE
SUBJECT: **TENTATIVE VOTE:** ADOPT 70-1448-3B – MISSION PARK, PHASE I
(PICKLEBALL COURT) – EMERGENCY OPERATIONAL PROCEDURES
DATE: AUGUST 17, 2020
CC: FILE

At the regularly scheduled meeting of the COVID-19 Ad hoc Committee on August 18, 2020, the Committee moved and approved to recommend to the Board adoption of proposed emergency action policy 70-1448-3B – Mission Park, Phase I (Pickleball Court) – Emergency Operational Procedures, to re-open Trust property identified as Mission Park, Pickleball Court for active outdoor activities, under all applicable or more restrictive public health and safety orders.

In the drafting and the subsequent Committee review of the proposed emergency action policy, key areas of Committee deliberation were focused on:

- Number of Seal Beach COVID-19 cases as reported by the Orange County Health authority to date
- Number of COVID-19 deaths
- The clear majority of the over 9,000 community members are clearly in the “at risk” category, due to age or preexisting medical conditions
- Reason rules must also take into consideration, Caregivers, and Shareholders/Members guests
- GRF, as an employer, has the obligation to establish rules to protect the health and safety of our employees
- Proposed actions **MUST** represent the mutual benefit of a majority of the Shareholder/members

I move to approve emergency action policy 70-1448-3B – Mission Park, Phase One (Pickleball Court) – Emergency Operational Procedures, for Trust property identified as Mission Park, under the provisions of civil code (§4360(d)). I further move to post the policy in accordance with Civil Code 4360, a 28-day notification to the members, with a final decision by the GRF Board of Directors on September 29, 2020.

I move to authorize the Executive Director to reopen Mission Park for Pickleball on Monday August 31, 2020, under governing document 70-1448-3B, Mission Park, Phase One – Emergency Operational Procedures. The Executive Director is further authorized to close Mission Park to protect the general health and safety of the community and its members, should there be a failure of the membership to comply with governing document 70-1448-3B.



RECREATION

Mission Park, Phase One – Emergency Operational Procedures

1. PICKLEBALL COURT

The following procedure has been expanded pursuant to regulations recommended by the USA Pickleball Association and incorporates guidelines for at risk senior communities in particular.

1.1. Play at the Pickleball court, when opened, must be booked through the Recreation Department by email only. No unscheduled games will be allowed.

1.1.1. Requests are accepted at <http://www.lwsb.com/reserve/> Monday through Sunday before 4:00 p.m. for play the following day.

1.1.2. Players must check in with staff to verify their reservation.

1.1.3. Staff may request a player's GRF ID at any time.

1.2. Hours of operation are 8:30 a.m. to 7:00 p.m. daily. They are posted on the court and on the website.

1.2.1. Scheduling will be adjusted by management as needed to satisfy safety requirements and conform to Staff hours.

1.2.2. GRF may close the facility completely without notice.

1.3. No after game congregation/socializing is permitted in Mission Park, the parking lot or the immediate surrounding area. After their match, players must promptly leave the Mission Park/Clubhouse Two area.

1.4. To eliminate touch points, benches, score tenders, and all tables and chairs will be removed.

1.5. Face coverings must be worn in all areas until playing begins on the court. Face coverings also must be worn after play is completed.

1.6. Social distancing as defined by the CDC (maintaining 6 feet of distance) must be maintained at all times.

1.7. Participants should wash their hands with soap and water (for 20 seconds or longer) or use a hand sanitizer before and after each match.

1.8. A disinfecting/sanitizing bucket will be on site, between Bocce and Pickleball courts for players to use to clean balls and paddles.

RECREATION**Mission Park, Phase One – Emergency Operational Procedures**

- 1.9.** The Clubhouse Two restrooms will be made available; however, no more than 2 players per restroom will be permitted at a time.
- 1.10.** Pickleball games are limited to one hour of play. Playing doubles, which could lead to incidental contact and unwanted proximity, is prohibited.
- 1.11.** Pickleball players must provide their own paddles, balls and gloves.
- 1.11.1.** Players must wear gloves when handling the ball and not touch other players' equipment.
- 1.11.2.** Should a ball identified with another player wind up on your side of the court, do not touch the ball with your hands. Use your paddle or feet to advance the ball to the other side of the court.

Document History

Adopted: XX XXX 20

Keywords: Mission Park Phase One Pickleball COVID



BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: COVID 19-AD HOC COMMITTEE
SUBJECT: **TENTATIVE VOTE:** ADOPT 70-1448-3C – MISSION PARK, PHASE II
(BOCCE BALL) – EMERGENCY OPERATIONAL PROCEDURES
DATE: AUGUST 17, 2020
CC: FILE

At the regularly scheduled meeting of the COVID-19 Ad hoc Committee on August 18, 2020, the Committee moved and approved to recommend to the Board adoption of proposed emergency action policy 70-1448-C – Mission Park, Phase II (Bocce Ball) – Emergency Operational Procedures, to re-open Trust property identified as Mission Park, Bocce Ball, for active outdoor activities, under all applicable or more restrictive public health and safety orders.

In the drafting and the subsequent Committee review of the proposed emergency action policy, key areas of Committee deliberation were focused on:

- Number of Seal Beach COVID-19 cases as reported by the Orange County Health authority to date
- Number of COVID-19 deaths
- The clear majority of the over 9,000 community members are clearly in the “at risk” category, due to age or preexisting medical conditions
- Reason rules must also take into consideration, Caregivers, and Shareholders/Members guests
- GRF, as an employer, has the obligation to establish rules to protect the health and safety of our employees
- Proposed actions **MUST** represent the mutual benefit of a majority of the Shareholder/members

I move to approve emergency action policy 70-1448-3C – Mission Park, Phase Two (Bocce Ball) – Emergency Operational Procedures, for Trust property identified as Mission Park, under the provisions of civil code (§4360(d)). I further move to post the policy in accordance with Civil Code 4360, a 28-day notification to the members, with a final decision by the GRF Board of Directors on September 29, 2020.

I move to authorize the Executive Director to reopen Mission Park for Bocce Ball on Monday August 31, 2020, under governing document 70-1448-C, Mission Park, Phase Two – Emergency Operational Procedures. The Executive Director is further authorized to close Mission Park to protect the general health and safety of the community and its members, should there be a failure of the membership to comply with governing document 70-1448-C.

RECREATION

Mission Park, Phase Two– Emergency Operational Procedures

1. BOCCE BALL

- 1.1. Bocce Ball must be reserved through the Recreation Department. Requests are accepted at <http://www.lwsb.com/reserve/> daily before 4:00 p.m. for play the following day.
- 1.2. The reservation schedule will be provided to the Clubhouse Two custodian. Players must check in with Staff to verify their reservation.
- 1.3. Staff may request GRF ID at any time.
- 1.4. Hours of play will be between 8:30 a.m. and 5:00 p.m. daily.
 - 1.4.1. Hours may be changed at the discretion of GRF Executive Director or Recreation Director.
- 1.5. No unscheduled games will be allowed.
- 1.6. Only 2 players per one-hour session.
- 1.7. No spectators are permitted.
- 1.8. Bocce Ball players must provide gloves and they must always be worn when handling the balls.
- 1.9. Face coverings must be worn in all areas. Social distancing, as defined by the CDC of maintaining 6 feet of distance, must be observed at all times.
- 1.10. A sanitizing bucket will be provided between Bocce and Pickleball courts for cleaning equipment.
- 1.11. Players should wash their hands with soap and water (for 20 seconds or longer) or use a hand sanitizer before and after play.
- 1.12. In order to eliminate touch points, benches, score tenders, and all tables and chairs will be removed.
- 1.13. No gathering will be permitted before or after games.
- 1.14. The Clubhouse Two restrooms will be made available. No more than two players will be permitted at any time.

2. DR. ANBERRY BASKETBALL HOOP

- 2.1. The Clubhouse custodian will provide a basketball for play.
- 2.2. Only one player at a time.
- 2.3. Face coverings must be worn in all areas at all times.

Mission Park, Phase Two– Emergency Operational Procedures

- ### 3. GENERAL OUTDOOR USE/BBQ AREA

- Adopted: XX XXX 20

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: COVID-19 AD HOC COMMITTEE
SUBJECT: **TENTATIVE VOTE:** ADOPT 70-1448-3D – AMPHITHEATER (RELIGIOUS SERVICES)– EMERGENCY OPERATIONAL PROCEDURES
DATE: AUGUST 17, 2020
CC: FILE

At the regularly scheduled meeting of the COVID-19 Ad hoc Committee on August 18, 2020, the Committee moved and approved to recommend to the Board adoption of proposed emergency action policy 70-1448-D – Amphitheater (Religious Services) – Emergency Operational Procedures, to re-open Trust property identified as the Amphitheater, for active outdoor activities, under all applicable or more restrictive public health and safety orders.

In the drafting and the subsequent Committee review of the proposed emergency action policy, key areas of Committee deliberation were focused on:

- Number of Seal Beach COVID-19 cases as reported by the Orange County Health authority to date
- Number of COVID-19 deaths
- The clear majority of the over 9,000 community members are clearly in the “at risk” category, due to age or preexisting medical conditions
- Reason rules must also take into consideration, Caregivers, and Shareholders/Members guests
- GRF, as an employer, has the obligation to establish rules to protect the health and safety of our employees
- Proposed actions **MUST** represent the mutual benefit of a majority of the Shareholder/members

I move to approve emergency action policy 70-1448-3D – Amphitheater (Religious Services) – Emergency Operational Procedures, for Trust property identified as the Amphitheater, under the provisions of civil code (§4360(d)). I further move to post the policy in accordance with Civil Code 4360, a 28-day notification to the members, with a final decision by the GRF Board of Directors on September 29, 2020.

I move to authorize the Executive Director to reopen the Amphitheater for Religious Services on Monday August 31, 2020, under governing document 70-1448-D, Amphitheater (Religious Services)– Emergency Operational Procedures. The Executive Director is further authorized to close the Amphitheater to protect the general health and safety of the community and its members, should there be a failure of the membership to comply with governing document

RECREATION

Amphitheater Phase One – Emergency Operational Procedures

1. RELIGIOUS SERVICES

This policy permits the use of the Amphitheater by faith-based organizations, registered as Clubs with the Recreation Department, and herein referred to as Clubs, to conduct services while access to GRF clubhouses is not available.

1.1. This accommodation is for religious services only; religious study clubs are not eligible.

1.2. Reservations must be made through the Recreation Office by emailing reservationsoffice@lwsb.com.

1.3. Services are limited to one hour with no more than 100 congregants.

1.4. Amphitheater will open Friday through Sunday from 8:30 a.m. to 7:00 p.m.

1.5. Time slots will be by lottery whenever multiple Clubs seek to book the same time.

1.6. Amphitheater seating will be taped off and staggered to mark social distancing.

1.7. Members of the same household, including caregivers may sit together.

1.8. Face coverings will be required, except for the Officiant when speaking or conducting worship from the stage.

1.9. Singing will be permitted as long as face coverings are worn.

1.10. Passing of communion trays will not be permitted.

1.11. No collection(s) will be taken onsite.

1.12. Congregants must supply their own prayer book, hymnal, or other worship items.

1.13. GRF will provide a podium and portable sound system with a hands-free microphone on the stage.

1.14. A custodian will be assigned to sanitize equipment, touch surfaces, and seating between services, at the expense of the religious organization.

Document History

Adopted: XX XXX 20

Keywords: Amphitheater Religious COVID
Services

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: COVID-19 AD HOC COMMITTEE
SUBJECT: **TENTATIVE VOTE:** ADOPT 70-1448-3 – GOLF COURSE– EMERGENCY OPERATIONAL PROCEDURES
DATE: AUGUST 17, 2020
CC: FILE

At the regularly scheduled GRF Board of Directors meeting on July 28, 2020, the Board moved to adopt 70-1448-3, Golf Course – Emergency Operational Procedures. At the regularly scheduled meeting of the COVID-19 Ad hoc Committee on August 18, 2020, the Committee moved to recommend to the Board post the procedure for a 28-day comment period by the membership, to re-open Trust property identified as the Golf Course for active outdoor activities, under all applicable or more restrictive public health and safety orders.

In the drafting and the subsequent Committee review of the proposed emergency action policy, key areas of Committee deliberation were focused on:

- Number of Seal Beach COVID-19 cases as reported by the Orange County Health authority to date
- Number of COVID-19 deaths
- The clear majority of the over 9,000 community members are clearly in the “at risk” category, due to age or preexisting medical conditions
- Reason rules must also take into consideration, Caregivers, and Shareholders/Members guests
- GRF, as an employer, has the obligation to establish rules to protect the health and safety of our employees
- Proposed actions **MUST** represent the mutual benefit of a majority of the Shareholder/members

I move to approved emergency action policy 70-1448-3 – Golf Course – Emergency Operational Procedures, for Trust property identified as the Golf Course, under the provisions of civil code (§4360(d)). I further move to post the policy in accordance with Civil Code 4360, a 28-day notification to the members, with a final decision by the GRF Board of Directors on September 29, 2020.



RECREATION

Golf Course – Emergency Operational Procedures

Due to government restrictions and recommendations brought about by the pandemic, this policy is enacted to allow for reopening certain amenities under emergency operational procedures.

1. GOLF COURSE

The following procedure will be implemented to allow for GRF members, in good standing, to utilize the golf course:

- 1.1.** All rounds will be booked through the Golf Starter by email or telephone. The hours of play will be from 8:15 a.m. to 7:00 p.m.
- 1.2.** Golfers may play more than once a week, providing there is space available. Email requests will always take precedence; however, golfers may call on the day of play to see if any openings are still available. Walkups may be permitted at the sole discretion of the starter under the same condition.
- 1.3.** A round is 9 holes. At the discretion of the Starter, a second round during a tee time may be allowed if the schedule permits.
- 1.4.** No tournament play will be allowed.
- 1.5.** Golfers are required to book the day before their actual tee date and time by emailing <http://www.lwsb.com/reserve/>
- 1.6.** Only rounds of 1 or up to 4 golfers will be permitted and the names of all golfers must be submitted at the time of booking with Mutual and apartment number.
- 1.7.** Golfers must state 3 tee times, in order of preference, in case their first choice is not available.
- 1.8.** Golfers may not arrive sooner than 10 minutes before their tee times and all tee times will be spread 10 minutes apart.
- 1.9.** Masks and 6-foot distancing will always be required.
- 1.10.** No gathering will be permitted before or after rounds have been played.
- 1.11.** No Golfer may touch any other Golfer's equipment including golf balls.
- 1.12.** The Starter Shack will be closed to all gatherings and will only be available for restroom use.

(Jul 20)

GOLDEN RAIN FOUNDATION Seal Beach, California

RECREATION

Golf Course – Emergency Operational Procedures

- 34 **1.13.** The Starter can only be addressed through the protective window area.
- 35 **1.14.** The putting green area will also be open with all required restrictions.
- 36 **1.15.** The hitting cage will remain closed.
- 37 **1.16.** The Golf Starter will have the final say in all matters.
- 38 **1.17.** The following are additional restrictions on the course:
 - 39 **1.17.1.** No score cards will be provided.
 - 40 **1.17.2.** No posting of scores.
 - 41 **1.17.3.** Ball washers are not available.
 - 42 **1.17.4.** Shoe cleaning station will be off limits due to touch surfaces.
 - 43 **1.17.5.** Flag sticks to remain in the hole and a suitable method to fill the
 - 44 cups filled so that golf balls are readily accessible.
 - 45 **1.17.6.** No food or beverage services allowed.
 - 46 **1.17.7.** Patio chairs and benches have been removed to prevent
 - 47 gathering of groups and to maintain social distancing.

Document History

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