



**BOARD OF DIRECTORS SPECIAL MEETING MINUTES
GOLDEN RAIN FOUNDATION
June 9, 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 10:01 a.m., on Tuesday, June 9, 2020, in Clubhouse Four.

PLEDGE OF ALLEGIANCE

Charity Kopp, Practice Manager at the Health Care Center, led the Pledge of Allegiance.

ROLL CALL

Following the roll call, the Corporate Secretary reported that Directors Pratt, Snowden, Stone, Gerber, Hopewell, Rapp, Fekjar, Winkler, Lukoff, Friedman, Isom, and Massetti were present. Directors Perrotti, St. Aubin, Thompson, Doderio, Heinrich and Findlay, participated virtually, Zoom.com. The Executive Director was also present.

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

PRESIDENTS COMMENTS

President Stone did not provide comments.

ANNOUNCEMENTS

The GRF Board met in Executive Session meetings on March 11, April 3, April 17, May 1, and May 15, May 29, and June 5, 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 not available to provide an update on the

HEALTH CARE CENTER ADVISORY BOARD UPDATE

Charity Kopp provided an update on the Health Care Center renovations and new medical staff.

SHAREHOLDER/MEMBER COMMENTS

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

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

No members offered comments at the meeting.

CONSENT AGENDA

The consent agenda included minutes of the February 25, 2020 Board meeting, acceptance of the Financial Statements, through April 30, 2020, for Audit, and review of the actions of the Essential Emergency Review Committee.

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.

Approve the CARE Ambulance Contract

The Golden Rain Foundation (GRF) is the owner (In Trust) of the premises which consists of real property located at 1661 Golden Rain Road, Building E, Seal Beach, California, 90740, commonly identified as Clubhouse Six (CH6).

The primary use of the property, identified as CH6, is a general use amenity for the members of GRF and further contains an approximate 709 square foot, two (2) bedroom apartment (CH6 Apartment) on the first floor, which has been generally used for accommodation of ambulance service support staff for community rapid response (Exhibit A).

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

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

CARE has entered into a new five (5) year agreement (June 1, 2020 through May 31, 2025) with Orange County to provide Basic Life Support and Ambulance Response and Transportation Services, exclusive within operational area A (which includes the area commonly identified as Leisure World, Seal Beach).

Per Article VII, Section A of the Trust, the GRF Board has the sole authority over the use of Trust Property. Further, the GRF Board must act in a manner which represents the mutual benefit of all members of GRF. As such, the Board, in its authority, has deemed the best mutual use of the area identified as the CH6 Apartment.

A lease agreement (attached) is recommended between GRF and CARE for the exclusive use of Trust Property identified as the CH6 Apartment, for the following general terms.

- Term, five (5) years, June 1, 2020 through May 31, 2025
- Lease fee as follows:

Term	Monthly
June 1, 2020 to May 31, 2021	\$2,500
June,1, 2021 to May 31, 2022	\$2,750
June,1, 2022 to May 31, 2023	\$3,025
June,1, 2023 to May 31, 2024	\$3,328
June,1, 2024 to May 31, 2025	\$3,660

Ms. Winkler MOVED, seconded by Mr. Dodero-

TO approve an agreement between the Golden Rain Foundation and CARE, a California Corporation, for the **limited** use of Trust Property identified as the CH6 Apartment, per terms and conditions of the attached agreement, and authorize the President to sign the lease conditioned upon CARE's submission of all documents required under the agreement.

The motion was carried with one no vote (Mrs. Perrotti).

Reserve and Capital Funding Requests - Fitness Center Expansion, Phase I (Physical Changes and Interior Finishes)

The Physical Property Department was tasked to obtain costs for the upgrades and betterments of the Fitness Center in Clubhouse Six (Exhibit A in the agenda packet).

Fitness Center Consultant Report

Following a brief discussion, Mrs. Perrotti MOTIONED, seconded by Ms. Snowden and carried unanimously by the Committee members present-

TO recommend the GRF Board conceptually approve the proposed design concept for the expansion and enhancement of the Fitness Center, and authorize the Physical Property, Recreation, and Architectural Design Review Committees to take all required actions to finalize all plans and specifications and to fully develop all costs for the proposed project and forward a request to the Finance Committee to determine if funding is available. Upon securing funding bring the completed project plan back to the GRF Board for final approval.

Staff researched costs for the scope of work called out, as follows:

Capital Funding	
Move Equipment In/Out	\$ 4,500
Audio/Visual Equipment	\$ 25,000
Installation of Door and Store Front Glass	\$ 29,250
Wall Mural Graphics	\$ 2,000
Contingencies	\$ 20,000
Total Capital Funds	\$ 80,750

Reserve Funding	
Paint	\$ 5,850
Demo/Reconstruction of Walls	\$ 40,000
Flooring	\$ 81,150
Flooring Contingency	\$ 8,150
Total Reserve Funds	\$ 135,150

Ms. Rapp MOVED, seconded by Ms. Snowden -

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TO approve the upgrades and betterments to the Fitness Center at Clubhouse Six, Exhibit A, Capital funds, in the amount of \$61,505 and Reserve funds, in the amount of \$132,000, adding a \$20,000 contingency, for a total project cost not to exceed \$213,505 and to authorize the President sign the applicable contracts.

Four Directors and the Executive Director spoke on the motion.

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

BOARD MEMBER COMMENTS

Four Board members spoke on the meeting proceedings.

The Executive Director updated the Board on the pool, the shutdown of Northgate Road, the Fitness Center, reopening of the golf course, under restrictions, and the slow and measured potential reopening of other amenities.

ADJOURNMENT

The meeting was adjourned was at 10:49 a.m.



Susan Hopewell, GRF President
Golden Rain Foundation
dfb 06.09.20