



**BOARD OF DIRECTORS MEETING MINUTES
GOLDEN RAIN FOUNDATION
December 23, 2020**

CALL TO ORDER

President Susan Hopewell 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, December 23, 2020, in Clubhouse Four and via live stream.

PLEDGE OF ALLEGIANCE

Mr. Thomas Moore, Seal Beach City Council member, led the Pledge of Allegiance.

ROLL CALL

Following the roll call, the Corporate Secretary reported that Directors Hopewell, Friedman and Gerber were present.

Directors Perrotti, Snowden, Pratt, Stone, Thompson, Rapp, Slutsky, Doderer, Levine, Heinrichs, Damoci, Melody, Isom, and Massetti participated virtually, by Zoom.com. The Executive Director and the Director of Finance were also present.

Seventeen Directors participated, with a quorum of the voting majority.

ANNOUNCEMENTS

The GRF Board met in an Executive Session meeting on December 4, 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 Thomas Moore provided 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 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 member offered comments at the meeting and two members offered written comments, submitted prior to the meeting.

CONSENT AGENDA

The consent agenda included Executive Committee/Board meeting minutes for the month of November 2020, the minutes of the November 24, 2020 Board meeting, the minutes of the December 15 GRF Special Board meeting, the December GRF Board Report, dated December 24, 2020, acceptance of the Financial Statements, November 2020, for Audit and Reserve Funds Investment Purchases.

The Consent Agenda was adopted, as presented.

REPORTS

The reports of the Chairs of the AB 3182 Ad hoc Committee, the Bulk Cable Services Ad hoc Committee, the COVID-19 Ad hoc Committee, the Chair of the Strategic Planning Ad hoc Committee, and the Website Redesign Ad hoc Committee were presented.

NEW BUSINESS

General

Emergency Action – Accept Donation, Golden Age Foundation

The Golden Age Foundation (GAF) has been an ongoing key supporter of Golden Rain Foundation (GRF). GAF has generously provided donations to GRF throughout the years to enhance life and lifestyle for the mutual benefit of our fellow shareholders, our community, and our home.

At the November 25th meeting of the GAF Board, the Board approved a very generous donation for the purchase of six (6) Precor Treadmills and the Life Fitness equipment comprising the new training circuit.

Golden Rain Foundation Board Meeting Minutes, December 23, 2020

The new equipment will provide the newly expanded and improved Fitness Center with updated and technologically advanced equipment fitting the unique and varied needs of our community members.

In accordance with Policy 30-5231-1, Donations to Golden Rain Foundation,

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

TO approve the acceptance of the Golden Age Foundation donation
of \$75,000, to be used for the purchase of six (6) Precor Treadmills
and the Life Fitness equipment comprising the new training circuit.

AB 3182 Ad hoc Committee

FINAL VOTE: Adopt 40-3182-2, Member/Owner (M/O) and Renter/Lessee (R/L) Fines, Fees and Deposits

At the November 24, 2020 meeting of the GRF Board of Directors, the Board voted to tentatively adopt 40-3182-2, Member/Owner (M/O) and Renter/Lessee (R/L) Fines, Fees and Deposits, pending a 28-day notice period to Foundation members. The draft was published in the November 26 edition on the *LW Weekly*. Members were welcomed to submit their comments or questions to the Board Office on this matter. This process is recommended in accordance with Civil Code §4360.

No items of correspondence were received, regarding the adoption of 40-3182-2, Member/Owner (MO) and Renter/Lessee (R/L) Fines, Fees and Deposits, during the 28-day notification to the membership period.

Mrs. Damoci MOVED, seconded by Mr. Melody, and carried unanimously by the Directors present-

TO adopt 40-3182-2, Member/Owner (MO) and Renter/Lessee (R/L)
Fines, Fees and Deposits, as presented.

FINAL VOTE: Adopt 40-3182-1, Member/Owner (M/O) and Renter/Lessee (R/L) – Rules

At the November 24, 2020 meeting of the GRF Board of Directors, the Board voted to tentatively adopt 40-3182-1, Member/Owner (M/O) and Renter/Lessee (R/L) - Rules, pending a 28-day notice period to Foundation members. The document draft was published in the November 26 edition on the *LW Weekly*. Members were welcomed to submit their comments or questions to the Board Office on this matter. This process is recommended in accordance with Civil Code §4360.

One item of correspondence was received and was attached in the agenda packet, regarding the adoption of 40-3182-1, Member/Owner (MO) and Renter/Lessee (R/L) Rules, during the 28-

day notification to the membership period.

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

TO adopt 40-3182-1, Member/Owner (MO) and Renter/Lessee (R/L) – Rules, as presented.

Amend 30-1001-5, Glossary of Terms

At its meeting on December 9, 2020, the AB 3182 Ad hoc Committee recommended the GRF Board amend 30-1001-5, Glossary of Terms.

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

TO amend 30-1001-5, Glossary of Terms, adding Member/Owner, Renter/Lessee, and Trust Property Use Fee (TPUF), as presented.

Amend 30-5093-1, Member Rules of Conduct

At its meeting on December 9, 2020, the AB 3182 Ad hoc Committee recommended the GRF Board amend 30-5093-1, Member Rules of Conduct.

Mr. Massetti MOVED, seconded by Ms. Gerber–

TO amend 30-5093-1, Member Rules of Conduct, adding Qualified Permanent Residents, Co-occupants, Renters/Lessees, and Caregivers to those who the rules of conduct apply to and adding to applicable Trust Property the RV Lot and the Mini farms.

One Director and the Executive Director spoke on the motion.

The motion was carried unanimously by the Directors present.

Amend 50-1201-1, GRF Identification Cards

At its meeting on December 9, 2020, the AB 3182 Ad hoc Committee recommended the GRF Board amend 50-1201-1, GRF Identification Cards.

Mr. Melody MOVED, seconded by Mr. Dodero, and carried unanimously by the Directors present–

TO amend 50-1201-1, GRF Identification Cards, establishing that Renters/Lessees will receive a one-year ID card for which a deposit

will be incurred, as presented.

Amend 40-1201-2, GRF Identification Cards - Fees

At its meeting on December 9, 2020, the AB 3182 Ad hoc Committee recommended the GRF Board amend 40-1201-2, GRF Identification Cards - Fees

Mr. Dodero MOVED, seconded by Mr. Massetti—

TO amend 40-1201-2, GRF Identification Cards - Fees, by establishing that Renters/Lesseees will be subject to the \$500 ID card fee if not surrendered upon sale of the unit or death, by including Qualified Permanent Residents in the instructions for obtaining a replacement card, by establishing an additional Renter/Lessee deposit for lost ID cards, and by establishing that stolen ID cards must be verified by a police report in order to waive an additional deposit, as presented.

Three Directors spoke on the motion.

The motion was carried unanimously by the Directors present.

Adopt 50-1641-4A, Seal Mutual Lease Agreement

At its meeting on December 16, 2020, the AB 3182 Ad hoc Committee recommended the GRF Board adopt 50-1651-4A, Seal Beach Mutual Lease Agreement.

Ms. Levine MOVED, seconded by Mr. Friedman -

TO adopt 50-1651-4A, Seal Beach Mutual Lease Agreement, as presented.

The motion failed unanimously, and the agenda item will be referred to the AB 3182 Ad hoc Committee.

Adopt 50-1641-4, Seal Mutual Lease Agreement

At its meeting on December 16, 2020, the AB 3182 Ad hoc Committee recommended the GRF Board adopt 50-1651-4A, Seal Beach Mutual Lease Agreement.

Ms. Levine MOVED, seconded by Ms. Rapp -

TO adopt 50-1651-4A, Seal Beach Mutual Lease Agreement, as presented.

The motion failed unanimously, and the agenda item will be referred to the AB 3182 Ad hoc Committee.

Adopt 50-1630-4A, Notice of Disclosures in Membership Transfers

At its meeting on December 16, 2020, the AB 3182 Ad hoc Committee recommended the GRF Board adopt 50-1630-4, Notice of Disclosures, in membership transfers.

Mr. Slutsky MOVED, seconded by Ms. Gerber, -

TO adopt 50-1630-4, Notice of Disclosures, in membership transfers, as presented.

Three Directors spoke on the motion.

The motion was carried unanimously by the Directors present.

Consent Agenda: AB 3182 Ad hoc Committee

The consent agenda to adopt 50-3182-4, Decal and ID Card for Member/Owner (M/O) – Mutuals 2-11 and 14-17, Form and to adopt 50-3182-4A, Decal and ID Card for Renter/Lessee (R/L) – Mutuals 2-11 and 14-17, Form, was adopted, as presented.

COVID-19 Ad hoc Committee

TENTATIVE VOTE: Adopt and Implement 70-1448-3R, Emergency Operational Rule – Mission Park, Phase Two

At the regularly scheduled meeting of the COVID-19 Ad hoc Committee, the Committee moved and approved to recommend to the GRF Board proposed emergency action 70-1448-3R, to re-open Trust property as identified as the Mission Park under all applicable or more restrictive public health and safety orders.

At the regularly scheduled meeting of the GRF Board of Directors on November 24, 2020, the Board moved to review this request at the December 2020 Board meeting.

Ms. Snowden MOVED, seconded by Mr. Massetti -

TO adopt 70-1448-3R for Trust Property identified as the Mission Park, pending a 28-day notification to the membership pending a 28-day notification to the members, and a final decision by the GRF

Board of Directors on January 29, 2021.

Six Directors and the Executive Director spoke on the motion.

The motion was carried unanimously by the Directors present.

Executive Committee

Approve Workers' Compensation Policy Renewal

Attached (Exhibit A in the agenda packet) for review and approval is GRF's proposed 2021 Workers' Compensation policy.

Our insurance broker of record has reviewed our coverage and obtained bids from four (4) carriers including our current carrier, Cypress Insurance Company, Berkshire Hathaway (BHHC).

The proposals, based on the 2020 budgeted payroll, ranged from \$210,907 to \$270,000 with the lowest bid coming from BHHC, our current carrier. The 2021 budget for this expense is \$255,668.

It is important to note the renewal quotes for 2021 include several positive line items listed below:

- Improved loss history through active safety programs, procedures, and ongoing trainings.
- Reduction in experience modification from 80 to 78.
- The 2021 budget for this expense is \$255,668. The estimated annual premium indicated for 2021 is \$210,907 representing a possible* savings to budget of \$44,761.
- GRF is considered a better than average risk in comparison to other similar-sized companies.

*Note: All quotes are based on an estimated payroll according to the 2021 operating budget. The total premium will be based on actual audited payroll totals.

Ms. Rapp MOVED, seconded by Mr. Friedman-

TO approve renewal of the contract for Workers' Compensation Coverage with Cypress Insurance Company, Berkshire Hathaway Homestate Companies (BHHC), for the 2021 policy year, in the amount of \$210,907, and authorize the GRF President to sign the required documents.

The Director of Human Resources joined the meeting at 11:43 a.m.

Three Directors spoke on the motion.

The motion was carried unanimously by the Directors present.

Finance Committee

Capital Funding Request – Replace Copy and Supply Center Shredder

The item was removed from the agenda, as non-budgeted Operating funds are available for this item.

Non-budgeted Operating Funding Request – Prepaid Microsoft Support

Boyer & Associates, the consultant of record, provided support for the Microsoft Dynamics software application to Golden Rain Foundation (GRF) is running a special on their support hours. The current hourly rate for their support is \$210. The special offers the purchase of a prepaid block of 50 hours at \$195 per hour. The offer is good until December 31, 2020 and the prepaid hours purchased will never expire.

This past year, GRF used approximately 37 hours of support from Boyer & Associates. There are several projects in progress with Boyer & Associates. As such, GRF will be receiving invoices for this support at \$210 per hour when the support has been rendered if no prepaid hours are purchased.

At the regularly scheduled meeting of the Finance Committee on December 21, 2020, the Committee approved the purchase of a block of 50 prepaid support hours from Boyer & Associates and has determined operating funds of \$9,750 are available.

Ms. Isom MOVED, seconded by Mr. Massetti -

TO approve the purchase of a prepaid block of 50 support hours from

Boyer & Associates, in the amount of \$9,750, Operating funds.

Two Directors, the Director of Finance and the Executive Director spoke on the motion.

The motion was carried unanimously by the Directors present.

Recreation Committee

Amend 70-1447-1, Use of Community Facilities, Mini Farm Rules

At the regularly scheduled meeting of the Recreation Committee, the Committee recommended the GRF Board amend 70-1447-1 Use of Community Facilities – Mini Farm Rules, as presented.

Ms. Rapp MOVED, seconded by Mr. Dodero -

TO amend 70-1447-1, Use of Community Facilities – Mini Farm

Rules, adding information pertaining to renters/lessees and

prohibiting water run-off on walkways, sidewalks, or adjacent plots, as presented.

The motion was carried with five recusals (Perrotti, Hopewell, Rapp, Heinrichs, Isom).

Amend 70-1487-1, Recreational Vehicle Lot (RVL), Rules and Regulations

At the regularly scheduled meeting of the Recreation Committee, the Committee recommended the GRF Board amend 70-1447-1 Use of Community Facilities – Mini Farm Rules, as presented.

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

TO amend 70-1487-1 Recreational Vehicle Lot (RVL) – Rules and Regulations, establishing that Renter/Lessees must follow all rules and are subject to any consequences for failure to do so and that Member/Owners are responsible for their Renter/Lessees, including any fees, fines, or disciplinary consequences.

Two Directors spoke on the motion.

The motion was carried with one abstention (Melody).

Amend 40-1488-6, Mini Farm, 1.8 Acres, Lease Agreement

At the regularly scheduled meeting of the Recreation Committee, the Committee recommended the Board amend 40-1488-6 Mini Farm 1.8 Acre – Lease Agreement, as presented.

Ms. Gerber MOVED, seconded by Ms. Rapp-

TO amend 40-1488-6, Mini Farm 1.8 Acre – Lease Agreement, adding Mutual renter lessee to the definition of Lessee, establishing that if a Member/Owner rents their unit, their right to lease a plot is forfeited, and establishing that the Lessee will be liable for damage to neighboring plots resulting from acts of omission, as presented.

The motion was carried with five recusals (Perrotti, Hopewell, Rapp, Heinrichs, Isom).

Amend 40-1489-6, LW Trailer Club Lease Agreement

At the regularly scheduled meeting of the Recreation Committee, the Committee recommended the Board amend 40-1489-6 LW Trailer Club – Lease Agreement, as presented.

Mr. Friedman MOVED, seconded by Ms. Rapp-

TO amend 40-1489-6, LW Trailer Club – Lease Agreement, adding
Trust Property Use Fee payers as eligible to be LW Trailer Club
members, as presented.

Four Directors spoke on the motion.

The motion was carried with one abstention (Melody).

Emergency Addition to the Agenda

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

TO approve the addition of 40-1487-6, RV Lot Lease agreement to
the December 23, 2020 agenda 4930 (e).

Amend 40-1487-6, RV Lot Lease Agreement

At its meeting on December 16, 2020, the AB 3182 Ad hoc Committee recommended the GRF Board amend 40-1487-6, RV Lot Lease Agreement.

Mr. Massetti MOVED, seconded by Ms. Rapp-

TO amend 40-1487-6, RV Lot Lease Agreement, updating the
document language and adding clauses that apply to
Member/Owners and Renter/Lessees, as presented.

The motion was carried with one abstention (Melody).

EXECUTIVE DIRECTOR COMMENTS

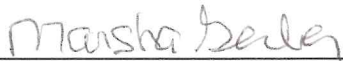
The Executive Director did not provide additional comments.

BOARD MEMBER COMMENTS

Eight Board members spoke on the meeting proceedings.

ADJOURNMENT

The meeting was adjourned was at 12:24 p.m.

A handwritten signature in cursive script, appearing to read "Marsha Gerber", is written above a horizontal line.

Marsha Gerber, Corporate Secretary
Golden Rain Foundation
dfb 12.23.20