

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



January 26, 2021

Approved Consent Agenda

MOVED and duly approved the Committee/Board meeting minutes for the month of December 2020: the minutes of the December 11, 2020 Recreation Committee Board meeting, the minutes of the December 21, 2020 Executive Committee Board meeting, the minutes of the GRF Board of Directors meeting, dated December 23, 2020, the minutes of the Special GRF Board of Directors meeting, dated December 30, 2020, the GRF Board Report, dated January 26, 2021, acceptance of the Financial Statements, December 2020, for Audit, and the Reserve Funds Investment Purchase.

General – Reopening – Amphitheater (for Religious Services)

MOVED to approve the reopening of the Trust Property amenity identified as Amphitheater (for religious purposes) under emergency action 70-1448-3D and provisions of prevalent Orange County Public Health and safety orders.

General Reopening – Mission Park (Bocce Ball and Multi-Use Courts)

MOVED to approve the reopening of Trust Property amenity identified as Mission Park, including the Bocce Ball and Multi-Use Courts, under emergency action 70-1448-3C, and provisions of prevalent Orange County Public Health and safety orders.

General Reopening – Golf Course

MOVED to approve the reopening of Trust Property amenity identified as Turtle Lake Golf Course under emergency action 70-1448-3T, and provisions of prevalent Orange County Public Health and safety orders.

General Reopening – Veterans' Plaza

MOVED to approve the reopening of Trust property commonly identified as Veterans' Plaza, under emergency action 70-1448-3P, and provisions of prevalent Orange County Public Health and safety orders.

General Non-budgeted Funding, Fire Protection Service for Trust Property

MOVED to terminate the contract with National Fire Protection for failure to provide services and award a three-year contract, for a total not to exceed \$24,192, with All American Fire Systems, Operating funding, and authorize the President to sign the contract.

General Emergency Reserve Funding – Sewer Lift Station, Clubhouse Two

MOVED to ratify the emergency action and relative Reserve expenditures, in the amount of \$25,547, for the replacement of critical components of the Sewer Lift Station at Clubhouse Two, per Pumpman proposal 18115R1, dated January 13, 2021.

General Non-budgeted Funding, COVID Vaccinations

MOVED to approve \$50,000 of non-budget operational funding for the sole purpose to support actions of OC Health and Optum to dispense the COVID-19 vaccine to community members on site.

Executive Committee Amend 30-5093-1, Member Rules of Conduct

MOVED to amend 30-5093-1, Member Rules of Conduct, clarifying prohibited behaviors, adding Member/Owner and Renter/Lessee wording, and adding wording applicable to GRF staff and GRF-contracted service providers while in the Mutuals.

Executive Committee Adopt 30-3182-1, Member/Owner (M/O) Responsibility for Renter/Lessee (R/L)

MOVED to adopt 30-3182-1, Member/Owner (M/O) Responsibility for Renter/Lessee (R/L).

Executive Committee Approve GRF Election Materials

MOVED to approve the 2021 election materials and the election process for the 2021 GRF Board of Directors election.

Executive Committee Award Election Provider Contract

MOVED to approve a three year contract with Accurate Voting Services, Inc. as Inspector of Elections under [Civil Code §5110](#), in the amount of \$121,552, per proposal dated January 14, 2021, and authorize the President to sign the agreement.

Recreation Committee Amend 70-1445-1, Mission Park

MOVED to amend 70-1445-1, Mission Park, adding renters/lessees as users of the multi-use facilities and indicating that 911, rather than GRF Security, be contacted in when persons are injured, as presented.

Security, Bus & Traffic Committee Conceptual approval – Contracted/Off-site Bus Service

MOVED to conceptually approve contracted off-property bus service, one day per week, for seven (7) operational hours of service and authorize the Security Bus and Traffic Committee to fully develop the necessary agreements and to seek the Finance Committee's determination if sufficient non-budgeted operational funds would be available. The Security Bus and Traffic Committee shall return to the Board a formal request upon satisfying the following conditions:

Finance Committee determination on the availability of non-budget operational funding to support the proposed transportation service, with possible cost recovery options, public health and safety orders would allow for the full use of a sixteen-passenger bus, complete contract for the proposed service, and compliance to insurance provisions as approved by the carrier.

Recap of GRF Committees' Activity

January 2021

January 4, 2021, Recreation Committee

- CONCURRED to request Kathy Thayer provide written AARP guidelines for volunteer tax preparation, for the GRF Board of Directors' review;
- CONCURRED to refer the Friends of the Library Outside Storage area to the Physical Property Department to assess any repair costs and/or cost of replacement;
- MOVED to refer the pool room total renovation to the Strategic Planning Ad hoc (SPAH) Committee, for review;
- MOVED to refer the Bocce Ball Court installation to the Strategic Planning Ad hoc (SPAH) Committee, for review;
- CONCURRED to review the Ice Machine for Clubhouse Four at the February Committee meeting;
- MOVED to establish a Mini-farm Subcommittee to be comprised of Recreation Committee members Phil Friedman, as Chair, Marsha Gerber, Irma Heinrichs, Leah Perrotti and staff members Terry DeLeon, Vanessa Morris, and Andrew Delaney;
- MOVED to establish an Entertainment Subcommittee to be comprised of Recreation Committee members Leah Perrotti, Kathy Rapp, and Linda Stone;
- MOVED recommend the GRF BOD amend 70-1447-1, Mission Park, as presented.

CANCELLED: January 6, 2020, Governing Documents Committee

CANCELLED: January 6, 2020, Physical Property Committee

CANCELLED: January 7, 2020, COVID-19 Ad hoc Committee

January 8, 2021, Executive Committee

- MOVED to accept the election provider bid packet, as presented;
- CONCURRED to review the GRF Election Materials at a work study meeting;
- MOVED to amend 30-5110-3, Executive Committee Charter;
- MOVED to review 30-5093-1, Member Rules of Conduct, at a work study meeting;
- MOVED to recommend the GRF BOD adopt 30-3812-1, Member/Owner (M/O) Responsibility for Renter/Lessee (R/L).

CANCELLED: January 11, 2021, Mutual Administration Committee

January 13, 2021, Security, Bus & Traffic Committee

- MOVED to recommend the GRF BOD conceptual approval, for one day per week contracted off-property transportation consisting of a Sixteen passenger shuttle for seven hours a day, from the GRF Amphitheater bus stop to the Long Beach Market Place (Trader Joes), at estimated cost of \$29,660, Non-budgeted expense and forward to the Finance Committee for fee structure;
- CONCURRED to Committee to review all pending governing documents at a work study scheduled on February 3, 2021 at 1:00 p.m.

January 14, 2021, Communications/ITS Committee

- CONCURRED to review surveillance camera audit at the February or March Committee meeting;
- CONCURRED to request the IT Supervisor meeting with the Committee Chair prior to the February Committee meeting re: technical questions regarding Technavia;
- CONCURRED to increase the font size of Clubhouse Four dais survey and distribute to GRF BOD and recording secretaries for feedback;
- CONCURRED to review further options for the 2021 Community Guide cover.

January 15, 2021, Finance Committee

- MOVED to approve the emergency addition to the agenda under provisions of civil code, 4930(d): Emergency/Immediate Action 1, Reserve Funding – Replacement of Sewer Lift Station Core Components;
- MOVED to recommend the GRF BOD approve emergency Reserve funding, in the amount of \$25,547, for the replacement of critical components of the sewer lift station at Clubhouse Two, per Pumpman proposal 18115R1, dated January 13, 2021. Action to be ratified at the January 26, 2021 GRF BOD meeting;
- MOVED to approve the emergency addition to the agenda under provisions of Civil code, 4930(d): Emergency/Immediate Action 2, Non-budgeted Funding – COVID-1 vaccine dispensing support;
- MOVED to recommend the GRF BOD approve non-budgeted funding, in the amount of \$50,000, for the sole purpose to support actions required to dispense the COVID-19 vaccine to community members on site. Action to be ratified at the January 26, 2021 GRF BOD meeting;
- MOVED to recommend the GRF BOD accept for audit and forward to the GRF BOD the draft interim financial statements for the period ending December 31, 2020, as presented by the Director of Finance, and as reviewed by the Finance Committee;
- MOVED to recommend the GRF BOD authorize the purchase of brokered CDs, through Morgan Stanley, totaling \$550,000 of reserve funds, with terms ranging from twelve to eighteen months,

at the prevailing interest rates at the time of purchase, and at the discretion of the financial advisors.

January 19, 2021, AB 3812 Ad hoc Committee

- CONCURRED to request the Stock Transfer Manager update the Renter/Lessee package with the Committee suggestions and send by email, the updated information to the GRF President and Committee Chair, including Mutual eight and Mutual Fourteen package, once completed;
- MOVED to recommend the GRF BOD adopt 50-1641-4A, Seal Beach Mutual Lease Agreement, as amended;
- MOVED to recommend the GRF BOD amend 30-1001-5, Glossary of Terms, as amended;
- MOVED to recommend the GRF BOD amend 50-3182-1, Member/Owner (M/O) Renter/Lessee (R/L) – Rules, as amended;
- MOVED to recommend the GRF BOD amend 50-3182-2, Member/Owner (M/O) and Renter/Lessee (R/L) – Fees, Fines and Deposits, as presented.
- MOVED to recommend the GRF BOD amend 70-1480-1, Arts and Crafts Festival, as amended;
- MOVED to recommend the GRF BOD amend 50-1641-4, Seal Beach Mutual Seventeen – Lease Agreement, as presented, as amended;

January 19, 2021, Website Redesign Ad hoc Committee

- CONCURRED to request the Chair, the Managing Editor and the IT Supervisor discuss Technavia issues prior to the next scheduled Committee meeting;
- CONCURRED to request the IT Supervisor discuss updating the Wikipedia verbiage for LWSB with the Executive Director.

Financial Recap – December 2020

As of the twelve-month period ended December 2020, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$553,267.

Major variances are:

Wages, Taxes & Benefits	1,508,959	Favorable: Wages \$1.2M; P/R Taxes \$106K; Workers' Comp \$42K; Group Ins \$160K; average FTE < budget by 34.0 due to furloughs and reorganization
Temporary Agency Fees	(869,778)	Unfavorable: Temporary help for key positions.
Utilities	111,357	Favorable: Electricity \$95K; Gas \$20K; Closed facilities due to COVID-19
Community Entertainment	307,624	Favorable: Cancelled events due to COVID-19
Publication Printing	71,259	Favorable: No anticipated price increase; Telephone Book, Annual Report, Spotlight publications not printed.
Rental Income	53,204	Favorable: Increase in unit sales
News Advertising	(217,422)	Unfavorable: Less demand for display ads
SRO Labor Cost Recovery	(359,304)	Unfavorable: Less billable hours due to assignment of GRF projects and less demand from Mutuals due to COVID-19.
Other Income	43,484	Favorable: GAF donation offset by unfavorable for guest passes, permits, parking rental, parking fines, show sponsorships

	Fund Balance	Allocated For Current Projects	Allocated For Future Projects	For details, see page
Reserve Funds				
Repairs & Replacements	\$11,238,577	\$1,006,025	\$10,232,552	7

	Fund Balance	Allocated Funds	Unallocated Funds	For details, see page
Capital Funds				
Capital Improvements	\$3,087,355	\$834,736	\$2,252,619	8

Total year-to-date approved unbudgeted operating expenses are \$80,201.