



Board of Directors

Agenda

Clubhouse Four

Tuesday, May 25, 2021, 10:00 a.m.

Via Live Stream

To view the live GRF Board meeting:

- Go to www.lwsb.com
- 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) Shareholder/Member Comments (pp. 1-4)
 - 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
- 6) Consent Calendar (pp. 5-)
 - a) Committee/Board meetings for the Month of April 2021 (pp. 5-6)
 - i) Minutes of the Recreation Committee Board Meeting of April 5, 2021
 - ii) Minutes of the Physical Property Committee Board Meeting of April 7, 2021
 - iii) Minutes of the Communications/IT Committee Board Meeting of April 8, 2021
 - iv) Minutes of the Executive Committee Board Meeting of April 9, 2021
 - v) Minutes of the Security, Bus & Traffic Committee Board Meeting of April 14, 2021
 - vi) Minutes of the Finance Committee Board Meeting of April 19, 2021
 - b) GRF Board of Directors Minutes, April 27, 2021 (pp. 7-20)

- c) May GRF Board Report, dated May 25, 2021 (pp. 21-28)
- d) Accept Financial Statements, April 2021, for Audit (pp. 29-36)
- e) Approve Reserve Funds Investment Purchase (pp. 37-38)
- f) Approve Capital Funds Investment Purchase (pp. 39-40)

7) Reports

- a) Covid-19 Ad hoc Committee
- b) Strategic Planning Ad hoc Committee
- c) Website Ad hoc Committee

8) New Business

- a) General
 - i) Capital Funding Request – Aquatic Center, Additional Landscape Elements (Ms. Heinrichs, pp. 41-42)
- b) Architectural Design and Review Committee
 - i) Reserve Funding Request – Perimeter Wall Landscaping- Medical Center/Clubhouse Six (Mr. Doderer, pp. 43-46)
- c) Communications/IT Committee
 - i) Amend 20-5581-1, Advertising (Ms. Isom, pp. 47-52)
 - ii) Amend 20-5125-3, Communications/IT Committee Charter (Mr. Slutsky, pp. 53-56)
- d) COVID-19 Ad Hoc Committee
 - i) Request to Recreation Department regarding COVID-19 Guidelines (Ms. Gerber, pp. 57-58)
- e) Executive Committee
 - i) Amend 30-5024-1, Committee Structure (Mr. Friedman, pp. 59-62)
 - ii) Rescind 30-1220-1, Sub-committee Member/Owner (M/O) Specialist (Mr. Pratt, pp. 63-64)
- f) Finance Committee
 - i) Amend 40-5115-3, Finance Committee Charter (Mr. Friedman, pp. 65-68)
 - ii) Operating Funds Request – Prepaid Microsoft Support (Mr. Massetti, pp. 69-70)
- g) Mutual Administration
 - i. Amend 50-5165-3, Mutual Administration & Service Maintenance Charter (Ms. Snowden, pp. 71-74)

h) Physical Property Committee

- i) Emergency Action: Replacement of HVAC Unit A, Clubhouse Two (pp. Mr. Collazo, pp. 75-76)
- ii) Capital Funding Request – Shade Structure, Golf Course (Mrs. Damoci, pp. 77-80)
- iii) Capital Funding Request – Replace Approach from Parking Lot to Swimming Pool (Mr. Melody, pp. 81-84)

i) Recreation Committee

- i) Capital Funding Request – Outdoor Storage Unit, Clubhouse Three (pp. Mr. Friedman, pp. 85-86)
- ii) Approve Mini Farm Redesign Concept (Mrs. Perrotti, pp. 87-94)
- iii) Amend 40-1488-6, Mini Farm (1.8 Acre) Lease (Ms. Gerber, pp. 95-102)
- iv) **TENTATIVE VOTE:** Amend 70-1406-1, Limitations on Use of Trust Property (Ms. Heinrichs, pp. 103-108)
- v) Amend 70-1429.02-1, Golf Course Rules (Ms. Rapp, pp. 109-110)
- vi) **TENTATIVE VOTE:** Amend 70-1468-1, Swimming Pool Rules (Mrs. Perrotti, pp. 111-114)
- vii) **TENTATIVE VOTE:** Amend 70-1487-1, Recreational Vehicle Lot (RVL) Rules and Regulations (Ms. Rapp, pp. 115-122)
- viii) **FINAL VOTE:** Amend 70-1487-2, Recreational Vehicle Lot (RVL) – Schedule of Fees (Mrs. Perrotti, pp. 123-128)
- ix) Amend 70-1428-3, Clubhouse Artwork Displays (Ms. Gerber, pp. 129-132)
- x) **TENTATIVE VOTE:** Amend 70-1411-1, Facility Reservations (Ms. Rapp, pp. 133-138)

9) Board Member Comments

10) Next Meeting/Adjournment

Next regular GRF Board of Directors meeting, **Tuesday, June 22, 2021, 10:00 a.m.**, Clubhouse Four.

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Ref: Member Addresses

Let me get this right. !!!

The Board is GRF

Recreation Dep works for GRF

All residents are members of GRF

So why is the Board asking me for information that they already have ?

Since one has to be a member of GRF to join the Men's Golf Club we feel it unnecessary to collect redundant information. We ask a new member for : Name, Telephone Number and email, if they have one.

Since GRF already has their address i suggest you get it from them.

Does this sound reminiscent of the info required for " The Boards " reservation system.

I offered Susan a copy of our member directory, but she did not think it was necessary. Obviously, that was probably before the Board decided it needed more information it already had.

As you can see, I will not be able to provide the info you require.

If the Board is unable to find this information, I suggest they find a new IT Manager

Sincerely,

Marvin Jones,

President Men's Golf Club

CONCERNS FOR OPENING CLUBHOUSE ONE FOR CARD PLAYING

The signage (and verbal inquiries from physical properties) suggest that 446 persons are allowed for full capacity for a 'sit down' use for clubhouse one.

Orange County is allowing 15 % use and well on the way to allow 25 % use in the red tier level for our safety during this Covid 19 situation.


15% of 446 would allow approximately 66 persons to occupy the room. 25% would allow at least 111.

Pinochle club meets 3 times a week. Monday has 24 people, Thursday has 28 people and Saturday has 12 persons. This club was designed to meet different peoples needs, some play on all 3 days but many others have activities that only allow them to attend on certain days of the week.

I would suggest (at this time) that only persons who have received vaccine (two shots) or J.& J. one shot could attend and at least 14 days have passed since their last injection. I would still suggest masks since it is a small gathering but with persons not normally in their household. I would recommend hand sanitizer be available and each table be cleaned whenever a game is finished and two winners move to another table. Coffee, water or soft drinks could be used but I would not encourage full meals at this time.

THE REASONS FOR MY REQUEST TO REOPEN CLUBHOUSES FOR CARDS OR OTHER MENTAL ACTIVITIES IS WELL DOCUMENTED BY SCIENCE AS A WAY TO MAINTAIN BRAIN CELLS IN SENIOR PERSONS. SCIENCE HAS LONG STUDYED LONGIVITY AND IT IS WELL KNOWN THAT SOCIAL INTERACTION IS THE LARGEST COMMON FACTOR OBSERVED IN persons reaching 100 years. I have read two articles in this last year, one in AARPS monthly magazine and another in Reader's Digest that state that brain cells in seniors need reproduction....otherwise they become forgetful and even can produce early dementia. The only ways listed to maintain brain cell reproduction in seniors was physical activity and mental activity like certain games, and other brain challenges.

The way GRF has closed activities in Leisure World this year was LIFE SAVING and the arrangements for getting the vaccine was outstanding...I want us to be outstanding in getting everyone back to some type of activity that is best for their brain, their body and their general well being. Non activity and non interaction with people has made many people anxious and cranky. I note the large amount of complaints over an expensive statue that was donated (in good faith) to the shareholders of Leisure World.


MUT 9 GRF

Randy L. Ankeny

From: Webmaster
Sent: Friday, May 14, 2021 2:18 PM
To: Randy L. Ankeny
Subject: FW: Have Questions About Your Health Coverage?

From: George Barmaksezian <george.barmaksezian@gmail.com>
Date: Friday, May 14, 2021 at 2:13 PM
To: Webmaster <webmaster@lwsb.com>
Subject: RE: Have Questions About Your Health Coverage?

Greetings and can you please share with me to how I can complement the GRF team that is responsible for keeping us, the mutual share holders informed through this site. Perhaps you can share the email of the Executive Director, to whom I can send a complementary, congratulation note for assembling such a customer oriented team. You guys have done an excellent job to navigate us through 2020...! Thanks and blessings

From: LW Live [mailto:webmaster@lwsb.com]
Sent: Friday, May 14, 2021 1:54 PM
To: George.Barmaksezian@gmail.com
Subject: Have Questions About Your Health Coverage?



Deanna Bennett

From: Jill Seeger <jill.seeger@gmail.com>
Sent: Thursday, May 20, 2021 12:27 PM
To: GRF BoardAction
Subject: Board of Directors Meeting agenda item

When will Leisure World be getting electric vehicle charging stations? The need already exists.

Thank you,
Jill Seeger
Mutual 11

In accordance with Civil Code 4090, the Foundation will make available a summary of the meetings where a quorum of the Board was present. A quorum of the Board was present at the following April 2021 Committee meetings:

- Minutes of the Recreation Committee Board Meeting of April 5, 2021
- Minutes of the Physical Property Committee Board Meeting of April 7, 2021
- Minutes of the Communications/IT Committee Board Meeting of April 8, 2021
- Minutes of the Executive Committee Board Meeting of April 9, 2021
- Minutes of the Security, Bus & Traffic Committee Board Meeting of April 14, 2021
- Minutes of the Finance Committee Board Meeting of April 19, 2021

Using a consent calendar format, the GRF Board of Directors is requested to approve these Committee Board meeting minutes in one motion.

These Committee Board meeting minutes will be available on the Foundation's website for view after approval. If you would like a hard copy of the minutes, contact the Executive Coordinator at x303.

Thank you.

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**BOARD OF DIRECTORS MEETING MINUTES
GOLDEN RAIN FOUNDATION
April 27, 2021**

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, April 27, 2021, in Clubhouse Four and via live stream.

PLEDGE OF ALLEGIANCE

Charity Kopp, Administration, Health Care Center, led the Pledge of Allegiance.

ROLL CALL

Following the roll call, the Corporate Secretary reported that Directors Perrotti, Collazo, Snowden, Stone, Gerber, Hopewell, Rapp, Slutsky, Levine, Heinrichs, Damoci, Melody, Friedman, and Massetti were present.

Directors Pratt, Thompson, Doderer, and Isom participated virtually, by Zoom.com. The Executive Director and the Director of Finance were also present.

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

ANNOUNCEMENTS

The President reminded the audience that draft and approved GRF Board minutes are not available from the receptionist in the Administration building.

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 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.) 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

Five members offered comments at the meeting, and four members offered written comments, submitted prior to the meeting.

CONSENT AGENDA

The consent agenda included Committee/Board meeting minutes for the month of March 2021: the minutes of the Recreation Committee Board meeting, dated March 1, 2021, the minutes of the Physical Property Committee Board meeting, dated March 3, 2021, the minutes of the Executive Committee Board meeting, dated March 12, 2021, the minutes of the March 23, 2021 Board meeting, the minutes of the April 5, 2021 Special Board meeting, the minutes of the April 13, 2021 Special Board meeting, the April GRF Board Report, dated April 27, 2021, acceptance of the Financial Statements, March 2021, for Audit, approval of Reserve Funds Investment Purchase, and approval of Capital Funds Investment Purchase.

The Consent Agenda was adopted, as presented.

REPORTS

The reports of the Chairs of 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

AB 3182 Ad hoc Committee

FINAL VOTE: Amend 70-1400-1, Use of GRF (Trust) Facilities

At the March 23 meeting of the GRF Board of Directors, the Board voted to tentatively adopt 70-1400-1 Use of GRF (Trust) Facilities, pending a 28-day notice period to Foundation members. The document draft was published in the March 25 edition of 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 correspondence was received during the 28-day notification to the membership period.

Mrs. Damoci MOVED, seconded by Ms. Rapp, and carried unanimously-

TO amend 70-1400-1, Use of GRF (Trust) Facilities, updating document language, adding Mutual Renter/Lessee's conditions for use of Trust facilities, and clarifying that Permitted caregiver residents and non-resident health care providers are not entitled to use of any Trust facilities, as presented.

Communications/IT Committee

Approve Consent Calendar

The consent agenda included Adopt 20-5585-3, Advertising Procedures, Amend 20-5585-1, Advertising Policy, Amend 20-5585-2, Advertising Policy-Fees, Amend 20-2806-1, Community Publications, Rescind 20-2806-2, Community Publications – Fees, Rescind 20-2850-3, Advertising Commissions, Rescind 20-2860-1, Establishing Advertising Rates Rescind 20-2861-1, Advertising for Estate and Patio Sales, Rescind 20-2866-1, Bilingual Advertising, Rescind 20-5581-1, Communications Department Advertising, and Rescind 20-5583-3, Minibus Advertising.

The Consent Agenda was adopted, as presented.

COVID-19 Ad hoc Committee

Approve Reopening Table Tennis, Clubhouse Six

Orange County has lifted the COVID-19 Red Tier designation and advanced to the Orange Tier, with minimal disease activity and, therefore, reduced restrictions. In consideration of this, as well as a majority of residents having been vaccinated, the COVID 19 Ad Hoc Committee recommends that the Board approve reopening the Clubhouse Six Table Tennis area according to State and County guidelines including limiting the tables in play to four (4) for the use of authorized residents only. The Committee proposes allowing operations under these guidelines with oversight by the Recreation Department until a further directive from the State and County is in effect.

Ms. Heinrichs MOVED, seconded by Mr. Melody–

TO approve the limited reopening of Trust Property known as Clubhouse Six Table Tennis area operations under State and County guidelines with oversight by the Recreation Department.

Three Directors, the Executive Director and the Assistant Recreation Manager spoke on the motion.

The motion was carried unanimously.

Approve Reopening Picnic Area, Clubhouse One

Orange County has lifted the COVID-19 Red Tier designation and advanced to the Orange Tier, with minimal disease activity and therefore reduced restrictions. In consideration of this, as well as a majority of residents having been vaccinated, the COVID 19 Ad Hoc Committee recommends that the Board approve reopening the Clubhouse One picnic area, by reservation only, according to State and County guidelines. Use shall be restricted to authorized residents and to the outdoor area only while under the Orange Tier. The Committee proposes allowing operations under these guidelines with oversight by the Recreation Department until a further directive from the State and County is in effect.

Mr. Massetti MOVED, seconded by Ms. Rapp -

TO approve the limited reopening of trust property known as Clubhouse One picnic area by reservation only under State and County guidelines with oversight by the Recreation Department.

Eight Directors, the Executive Director, and the Assistant Recreation Manager spoke on the motion.

The motion was carried unanimously.

Rescind 70-1448-3, Golf Course- Emergency Operational Procedure

Orange County has lifted the COVID-19 Red Tier designation and advanced to the Orange Tier, with minimal disease activity and, therefore, reduced restrictions. In consideration of this, as well as a majority of residents having been vaccinated, the COVID 19 Ad Hoc Committee recommends that the Board rescind the Golf Course Emergency Operational Procedure, 70-1448-3. Under Orange County and State guidelines, face coverings are to be worn in between strokes, and social distancing of six (6) feet maintained; however, reservations are not required. That is discretionary to the venue. The Committee proposes allowing operations under these guidelines with oversight by the Recreation Department until a further directive from the State and County is in effect.

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

TO rescind the Emergency Operational Procedure 70-1448-3 of Trust Property known as the Turtle Lake Golf Course and to

continue operations under State and County guidelines with oversight by the Recreation Department.

Five Directors and the Executive Director spoke on the motion.

The motion was carried unanimously.

Rescind 70-1448-3F, Fitness Center - Emergency Operational Procedure

Orange County has lifted the COVID-19 Red Tier designation and advanced to the Orange Tier, with minimal disease activity and, therefore, reduced restrictions. In consideration of this, as well as a majority of residents having been vaccinated, the COVID 19 Ad Hoc Committee recommends that the Board rescind the Fitness Center Emergency Operational Procedure, 70-1448-3F. Under Orange County and State guidelines, fitness centers are now allowed up to 25% capacity, with continued sanitization procedures, and social distancing of 6 feet. The Recreation Department recommends a maximum of 35 qualified residents confined to the equipment areas while in the Orange Tier. The Committee proposes allowing operations under these guidelines with oversight by the Recreation Department until a further directive from the State and County is in effect.

Ms. Gerber MOVED, seconded by Mrs. Perrotti-

TO rescind the Emergency Operational Procedure 70-1448-3F of Trust Property known as the Fitness Center, in Clubhouse Six, and to continue operations under State and County guidelines with oversight by the Recreation Department.

Seven Directors, the Executive Director and the Assistant Recreation Manager spoke on the motion.

The motion was carried unanimously.

Executive Committee

Amend 50-1610-3, GRF Membership Eligibility Criteria

At its meeting on April 9, 2021 the Executive Committee moved to recommend the GRF Board amend 50-1610-3, GRF Membership Eligibility Criteria.

Ms. Stone MOVED, seconded by Ms. Snowden-

TO amend 50-1610-3, GRF Membership Eligibility Criteria, accepting revisions suggested by corporate counsel, as amended.

Two Directors and the Executive Director spoke on the motion.

The motion was carried unanimously.

Capital & Reserve Funding Requests- Administration Office and Workstation Improvements, Phase Two

For the review and consideration of the Committee, Phase Two of the workplace ergonomic process, within the administration building. The phases of ergonomic process within the Administration Offices are: Phase One – Mutual Administration (completed in 2019), Phase Two – Administration (Assistant to the Executive Director and Assistant to the Executive Coordinators workstations (subject of this request), Phase Three (pending) – Human Resources offices
Phase Four (pending) – Executive Coordinator office,

Phase Two of the proposed ergonomic process, within the administration building, is built upon the actions already taken within the Mutual Administration department: removal of approximately 10 feet of wall, replacement of a workstation which has outlived its useful life with an ergonomic workstation., addition of a training/flex workstation to the configuration.

Phase II project costs are as follows: Talimar Workstation, \$4,000, Non-scheduled Reserve funding, glass “sneeze” guard, \$750, Capital funding, computer, and monitors, \$1,400, Capital funding, and materials/supplies for wall removal, \$600, non-budgeted Operating funds for a total project cost of \$6,750.

At its April 19, 2021 meeting, the Finance Committee reviewed these Capital and Reserve funding requests and concurred funding was available.

Mr. Friedman MOVED, seconded by Mr. Dodero –

TO approve Phase Two, Administration Offices, ergonomic process improvements and the addition of a training/flex workstation, in an amount not to exceed \$6,700, funding sources: Reserves \$3,800, Capital \$2,150 and non-budgeted Operating funds \$600.

Three Directors and the Executive Director spoke on the motion.

The motion was carried unanimously.

Finance Committee

Release of Spreadsheet of Services Provided to the Mutual Corporations

At the April 19, 2021 meeting of the Finance Committee, the Committee moved to request the GRF Board release the list created by Management Services Review Ad Hoc Committee and

distributed to all Mutual Boards with a cover letter, drafted by the Executive Director and approved by the GRF President.

This action was based upon:

The Golden Rain Foundation of Seal Beach (GRF), since inception, has carried a duality of roles, Trustee of all property held in common by the sixteen (16) collective and independent Mutual corporations, and, as the managing agent, acting as directed and on behalf of the sixteen (16) mutual corporations under a management agreement.

Such management agreements were established between 1962 and 1981 (59 to 40 years ago) and were based on generally accepted principles of the time. As evident by the dates the agreements were enacted, all predate the establishment of law commonly referred to as the "Davis Stirling Act" (DS) which went into effect on January 1, 1986.

It is also important to note, based on the longevity of our community, GRF was not required to be compliant with terms and conditions of the DS act until 2008 (163 Cal.App.4th 1141) with final resolutions of the Mutuals of DS compliance by 2018.

With the current management agreements clearly outdated, there exists a clear and present need to bring all management agreements into terms and conditions consistent with DS and best practices for a Homeowners Association Management company in California and for the mutual benefit of the Mutual Corporations, which GRF serves.

To facilitate the building of a joint consensus on GRF services, which would be provided under a new management agreement on behalf of all Mutuals, the GRF Board established an Ad hoc Committee with the specific task to identify the multiple and varied services provided by GRF. During the course of over 18 months, a detailed review of GRF services was conducted, with feedback by attending Mutual Board Presidents. The result of this study, which has over 500 separate and distinct services provided by GRF for the Mutuals, constituting 40-50% of GRF operational expenses, is attached.

Why are new agreements required at this time?

- Contracts are a standard practice so that both parties understand their specific roles and duties. That's why a legitimate contract between you and your HOA management company is important, too. From daily duties to payment terms, you want everything in your HOA management contract to be clear and fair.
- Provide a legal document that clearly states expectations with agreed upon services provided by the GRF's-to-GRF's clients, Mutuals 1-12 and 14 to 17.
- Contain other important details such as the terms of service. It will specify the beginning and end of the contract, as well as provisions for continuing, exiting, or [terminating the partnership](#) between GRF and the Mutuals (i.e. services that would no longer be available to a Mutual if it opted out).
- Clearly state fees for additional services over and beyond the agreed to scope of services provided.
- Compliance with all applicable laws and industry best practices.

- Ensure all GRF operations, which are supported through Shareholder/Membership monthly carrying charges, represent the mutual benefit of our community.

Ms. Rapp MOVED, seconded by Ms. Snowden-

TO approve the release of the list created by Management Services Review Ad hoc Committee and cover letter to all Mutual Boards and authorize the President to sign the letter.

Two Directors spoke on the motion.

The motion was approved with one recusal (Melody)

Operating Funds Request - Prepaid Dynamic Support Hours

At its meeting held on December 23, 2020, the GRF board approved funds of \$9,750 to purchase 50 hours of prepaid Microsoft support from Boyer & Associates, the consultants who provide support for the Microsoft Dynamics software application. Unforeseen support needs relating to the 2020 year-end software update and to the inventory database affecting reporting have resulted in the consumption of all 50 prepaid hours earlier than expected.

When purchasing prepaid support hours, the rate is discounted by \$20 per hour. There is no expiration date on these prepaid hours. Staff recommends purchasing a second block of 100 prepaid support hours for \$19,500, a total savings of \$2,000. Operating funds will be used for this purchase. However, the expense will be charged against the budget year in which the services will be provided.

At the regularly scheduled meeting of the Finance Committee on April 19, 2021, the Committee approved the purchase of a block of 100 prepaid support hours from Boyer & Associates and has determined operating funds of \$9,750 are available.

Mr. Massetti MOVED, seconded by Mr. Friedman, and carried unanimously -

TO approve the purchase of a prepaid block of 100 support hours from Boyer & Associates in the amount of \$9,750 from operating funds.

Mutual Administration Committee

Amend 50-1023-1, GRF Pet Ownership Rules

At its meeting on April 12, 2021 the Mutual Administration Committee moved to recommend the GRF Board amend 50-1023-1, GRF Pet Ownership Rules.

Ms. Levine MOVED, seconded by Mrs. Damoci-

TO amend 50-1023-1, GRF Pet Ownership Rules, updating document language and the areas pets are not allowed, as presented.

Nine Directors spoke on the motion.

The motion was carried unanimously.

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

At its meeting on April 12, 2021 the Mutual Administration Committee moved to recommend the GRF Board amend 50-5165-3, Mutual Administration & Service Maintenance Charter.

Mr. Dodero MOVED, seconded by Ms. Rapp -

TO amend 50-5165-3, Mutual Administration & Service Maintenance Charter, updating the committee's name, as presented.

Three Directors spoke on the motion.

The motion was carried unanimously.

Physical Property Committee

Emergency Action: Replacement of HVAC Unit Four, Clubhouse Six

Upon the failure of Heat Pump #4, Clubhouse Six, the Physical Property Department obtained a quote from the contractor of record, Greenwood Heating and Air, for the replacement of this Reserve Component, at a cost of \$9,500.

The failure of the heat pump would result in added stress to the other units; with the eminent opening of the Fitness Center in Clubhouse Six, the Executive Director took emergency action to replace the unit.

Ms. Rapp MOVED, seconded by Mr. Dodero, and carried unanimously-

TO ratify the Executive Director's emergency action to award a contract to Greenwood Heating and Air to replace the Heat Pump in Clubhouse Six; unit #4, for a cost not to exceed \$9,500, funding from Reserves.

Approve Cancellation of Contract – Storage Closet, Clubhouse Three

The contractor who was awarded the contract to construct a new Storage Area at Clubhouse Three has advised us of a change in the cost of the project. New plans of the entire building would be needed to continue the request for a permit. Upon informing the Physical Property Committee, at its April 7, 2017, the Committee recommends cancelling the contract with BA Construction: the Physical Property Committee MOVED to recommend the GRF Board of Directors authorize cancellation of the contract with BA construction for the Clubhouse Three Storage Closet project. (April 7, 2021).

Mr. Melody MOVED, seconded by Ms. Gerber, and carried unanimously –

TO cancel the contract with BA construction for the Storage Closet, Clubhouse Three project.

Capital Funding Request – Fireplace Renovation, Clubhouse Three

It has been requested by the Recreation Committee to obtain costs to modify Trust Property amenities located at Clubhouse Three, Fireplace Renovation. The general specifications and costs are as follows: remove the fireplace surround, add an 18" tall block wall at steel columns, add LED lighting to illuminate the new planter area, patch the flooring with suitable flooring, face the new surround and existing brick with ADRC approve stacked stone.

These tasks can be completed in-house, by the Service Maintenance Department, for a material cost of approximately \$8,500. Staff recommends a \$1,000 contingency for this project for a total cost not to exceed \$9,500 (see attached estimate).

The Physical Property Committee reviewed the scope of work and the proposed in-house cost of the project at its April 7, 2021 regular scheduled meeting. The Committee unanimously recommended the GRF Board approve funding for this project, pending Finance Committee review.

At its April 19, 2021 meeting, the Finance Committee reviewed this Capital funding request and concurred that funding is available.

Mr. Collazo MOVED, seconded by Mr. Melody-

TO authorize the Executive Director to issue work orders to the Service Maintenance Department for the following tasks, not to exceed \$10,000, including \$1,000 in contingency funds: remove the fireplace surround, add an 18" tall block wall at steel columns, add LED lighting to illuminate the new planter area, patch the flooring with

suitable flooring, and face the new surround and existing brick with ADRC approve stacked stone.

Two Directors and the Executive Director spoke on the motion.

The motion was carried unanimously.

Reserve Funding Request – Contract for Elevator Service, Building Five

The elevator located at Building Five has required repetitive service. It has been recommended for a modernization upgrade by ThyssenKrupp, the current elevator service contractor. The update will include increased durability, improved fire safety features, decreased waiting times, improved energy consumption, reduced operational cost, and improvement in troubleshooting problems. The Physical Property Committee has recommended that more than one bid be received for this task: ThyssenKrupp - \$85,000, electrical/fire included, Specialized Elevator - \$84,248, does not include electrical/fire, and Elite Elevator Service - \$47,097, does not include fire (added \$2,800). Staff recommends adding \$3,000 contingency funding for this project.

The Physical Property Committee reviewed cost and scope of work for this project and unanimously recommends the Board award a contract to Elite Elevator Service, for a cost of \$47,097, add a contingency of \$3,000, for a total project cost not to exceed \$50,097, pending Finance Committee review.

At its April 19, 2021 meeting, the Finance Committee reviewed this Reserve funding request and concurred funding was available.

Mr. Pratt MOVED, seconded Ms. Rapp, and carried unanimously -

TO award a contract to Elite Elevator Service, for a modernization upgrade to the elevator located at Building Five, for a cost of \$47,097 and adding \$3,000 contingency funding, for a total cost not to exceed \$50,097, Reserve Funding, and authorize the President sign the needed contracts.

Recreation Committee

Approval of Non-scheduled Amphitheater Events (Movies and Shows), Summer 2021

At its meeting on April 19, 2021, the Finance Committee approved funding, in the amount not to exceed \$49,000, to provide an Amphitheater season for 2021.

The Recreation Committee is requesting that the Board approve:

- Four (4) Amphitheater shows (cost not to exceed \$10,000 each),
- Six (6) movies (cost not to exceed \$1,000 each),

with funds not to exceed \$46,000, to cover the cost of the entertainment, movie licensing, production (as/if required), and all the incidentals required to provide these events.

The show and movie selection proposed by the Entertainment Sub-Committee at the Amphitheater, during the months of June, July, August, and September 2021, will be conducted in accordance with all:

- Public Health and Safety orders,
- Maximum occupancy of the Amphitheater under the Public Health and Safety orders at the time of the event.

Due to the possibility of ongoing revisions to Public Health and Safety Orders, it is requested to grant the Recreation Director the authority to revise the Amphitheater occupancy numbers and scheduling issues for compliance to such protocols.

Mrs. Perrotti MOVED, seconded Mr. Slutsky -

TO approve four (4) Amphitheater shows and six (6) movies, with funds approved by the Finance Committee, in an amount not to exceed \$46,000, with the following stipulations: Public Health and Safety Orders would allow for reasonable occupancy within the Amphitheater to justify the expense associated with the event.

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

The motion was carried unanimously.

Mrs. Perrotti MOVED, seconded Mr. Melody -

TO authorize the Recreation Director be given the authority to make any necessary revisions needed for occupancy and scheduling of the events as Public Health and Safety Orders may change.

Two Directors, the Executive Director and the Recreation Director spoke on the motion.

The motion was carried unanimously.

BOARD MEMBER COMMENTS

Four Directors offered comments.

ADJOURNMENT

The meeting was adjourned was at 12:36 P.M.

Marsha Gerber, Corporate Secretary
Golden Rain Foundation
dfb 04.27.21

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



May 25, 2021

Approved Consent Agenda

MOVED and duly approved the Committee/Board meeting minutes for the month of March 2021: the minutes of the March 1, 2021 Recreation Committee Board meeting, the minutes of the March 3, 2021 Physical Property Committee Board meeting, the minutes of the March 11, 2021 Communications/IT Committee Board meeting, the minutes of the March 12, 2021 Executive Committee Board meeting, the minutes of the GRF Board of Directors meeting, dated March 23, 2021, the minutes of the Special GRF Board of Directors meeting, dated April 5, 2021, the minutes of the Special GRF Board of Directors meeting, dated April 13, 2021, GRF Board Report, dated April 27, 2021, and the acceptance of the Financial Statements, March 2021, for Audit.

AB 3182 Ad hoc Committee- FINAL VOTE: Amend 70-1400-1, Use of GRF (Trust) Facilities
MOVED to amend 70-1400-1, Use of GRF (Trust) Facilities, as presented.

Consent Agenda: Communications/IT Committee

MOVED to adopt 20-5585-3, Advertising Procedures, amend 20-5585-1 Advertising Policy, amend 20-5585-2 Advertising Policy-Fees, amend 20-2806-1 Community Publications, rescind 20-2806-2 Community Publication – Fees, rescind 20-2850-3 Advertising Commissions, rescind 20-2860-1 Establishing Advertising Rates, rescind 20-2861-1 Advertising for Estate and Patio Sales, rescind 20-2866-1 Bilingual Advertising, rescind 20-5581-1 Communications Department Advertising, and rescind 20-5583-3 Minibus Advertising. The consent calendar was adopted, as presented.

COVID-19 Ad hoc Committee – Approve Reopening Table Tennis, Clubhouse Six

MOVED to approve the limited reopening of Trust Property known as Clubhouse Six, Table Tennis area operations under State and County guidelines with oversight by the Recreation Department.

COVID-19 Ad hoc Committee – Approve Reopening Picnic Area, Clubhouse One

MOVED to approve the limited reopening of Trust Property known as Clubhouse One, Picnic area operations under State and County guidelines with oversight by the Recreation Department.

COVID-19 Ad hoc Committee – Rescind 70-1448-3 Golf Course – Emergency Operational Procedure

MOVED to rescind the Emergency Operational Procedure 70-1448-3 of Trust Property known as the Turtle Lake Golf Course and to continue operations under State and County guidelines with oversight by the Recreation Department.

COVID-19 Ad hoc Committee – Rescind 70-1448-3F Fitness Center – Emergency Operational Procedure

MOVED to rescind the Emergency Operational Procedure 70-1448-3F of Trust Property known as the Fitness Center and to continue operations under State and County guidelines with oversight by the Recreation Department.

Executive Committee – Amend 50-1610-3 GRF Membership Eligibility Criteria

MOVED to amend 50-1610-3 GRF Membership Eligibility Criteria, accepting revisions suggested by corporate counsel, as presented.

Executive Committee – Capital & Reserve Funding Requests – Administration Office and Workstation Improvements, Phase Two

MOVED to approve Phase Two, Administration Offices, ergonomic process improvements and the addition of a training/flex workstation, in an amount not to exceed \$6,700, funding sources: Reserves \$3,800, Capital \$2,150 and non-budgeted operations \$600.

Finance Committee – Approve Release of Spreadsheet of Services Provided to the Mutual Corporations

MOVED to approve the release of the list created by Management Services Review Ad hoc committee and cover letter to all Mutual Boards and authorize the President to sign the letter.

Finance Committee – Operating Funds Request – Prepaid Dynamic Support Hours

MOVED to approve the purchase of a prepaid block of 100 support hours from Boyer & Associates, in the amount of \$9,750, from operating funds.

Mutual Administration – Amend 50-1023-1 GRF Pet Ownership Rules

MOVED to amend 50-1023-1 GRF Pet Ownership Rules, updating document language and the area pets are not allowed, as presented.

Mutual Administration – Amend 50-5165-3 Mutual Administration & Service Maintenance Charter

MOVED to amend 50-5165-3 Mutual Administration & Service Maintenance Charter, updating the Committee's name, as presented.

Physical Property Committee - Emergency Action: Replacement of HVAC Unit Four, Clubhouse Six

MOVED to ratify the Executive Director's Emergency Action to award a contract to Greenwood Heating and Air to replace the heat pump, Clubhouse Six, unit #4, for a cost not to exceed \$9,500, Reserve funding.

Physical Property Committee – Approve Cancellation of Contract – Storage Closet, Clubhouse Three

MOVED to cancel the contract with BA construction for the Storage Closet, Clubhouse Three project.

Physical Property Committee – Capital Funding Request – Fireplace Renovation, Clubhouse Three

MOVED to authorize the Executive Director to issue work orders to the Service Maintenance Department for the following tasks, not to exceed \$10,000, including \$1,000 in contingency funds: remove the fireplace surround, add an 18" tall block wall at steel columns, add LED lighting to illuminate the new planter area; patch the flooring with suitable flooring and face the new surround and existing brick with ADRC-approved stacked stone.

Physical Property Committee – Reserve Funding Request – Contract for Elevator Service, Building Five

MOVED to award a contract to Elite Elevator Service, for a modernization upgrade to the elevator located at Building Five, for a cost of \$47,097 and adding \$3,000 contingency funding, for a total cost not to exceed \$50,097, Reserve funding, and authorize the President to sign the contracts.

Recreation Committee – Approve Non-Scheduled Amphitheater Events (Movies and Shows), Summer 2021

MOVED to approve four (4) Amphitheater shows and six (6) movies with funds approved by the Finance Committee, in an amount not to exceed \$46,000, with the following stipulations: Public Health and Safety Orders would allow for reasonable occupancy within the Amphitheater to justify the expense associated with the event.

MOVED to authorize the Recreation Director be given the authority to make any necessary revisions needed for occupancy and scheduling of the events as Public Health and Safety Orders may change.

Recap of GRF Committees' Activity

May 2021

May 6, 2020, COVID-19 Ad hoc Committee

- MOVED to recommend the GRF BOD, dissolve the COVID-19 Ad Hoc Committee meeting.
- MOVED to recommend the GRF BOD, request the Recreation department follow the State and County CDC guidelines regarding opening GRF Trust Property facilities.

May 3, 2021, Recreation Committee

- MOVED to refer the request for a golf course shade, from Costco to the Physical Property Committee.
- CONCURRED to review Clubhouse Three - Sewing Room enhancements at the next Committee meeting.
- MOVED to authorize the Recreation Department to coordinate a community drive-through car show and submit a recommended route to the organizers.
- MOVED to recommend the GRF Board of Directors approve installation of a vinyl fence, along the east wall of Clubhouse Three, to enclose storage, pending confirmation of availability of funds by the Finance Department.
- MOVED to recommend the GRF Board of Directors approve the Mini-Farm open concept and redesign drawings, for conceptual approval, as submitted, with current cost estimates.
- MOVED to modify the current hitting cage, at its current location, to mitigate noise from its usage.
- MOVED to recommend the GRF Board of Directors amend the following governing documents: 40-1488-6, Mini-Farm (1.8 Acre) Lease, 70-1406-1, Limitations on Use of Trust Property, 70-1429.02-1, Golf Course Rules, 70-1468-1, Swimming Pool Rules, 70-1487-1, Recreational Vehicle Lot (RVL) Rules and Regulations, 70-1487-2, Recreational Vehicle Lot (RVL) – Schedule of Fees, 70-1428-3, Clubhouse Artwork Displays, and 70-1411-1, Facility Reservations.

CANCELLED: May 5, 2020, Governing Documents Committee

May 5, 2020, Physical Property Committee

- MOVED to add two emergency agenda items: Shade structure at Golf Course and ADA Compliance pool parking/walkway.
- MOVED to recommend the GRF Board of Directors award a contract to MJ Jurado, to install an industrial grade shade structure with a concrete slab at the Golf Course, for a cost not to exceed \$7,480, pending Finance Committee review.

- MOVED to recommend the GRF Board of Directors award a contract to MJ Jurado to replace the approach from the parking lot to the swimming pool, to meet ADA requirements, for a cost not to exceed \$44,580, including a \$6,000 contingency, Capital funding, pending Finance Committee review.
- CONCURRED to include the ADA engineer report on handrails at the Administration building at the next scheduled Committee meeting.
- CONCURRED to take no action on 1.8 Acre Mini Farm.
- CONCURRED to include the traffic engineer's report on the Main Gate at the next scheduled Committee meeting.
- CONCURRED to include the traffic engineer's report on North Gate road to Northwood Road, including St. Andrews intersection, at the next scheduled Committee meeting.
- CONCURRED to include the SCE installation of a pad mount, electric meter at the Golf Course, at the next scheduled Committee meeting.

May 10, 2021, Mutual Administration Committee

- CONCURRED to amend the Stock Transfer Pet Brochure and refer to the Presidents' Council for approval.
- DISCUSSED discussed the remodel of the Stock Transfer Office / Admin Building; no action was taken.
- CONCURRED to include the update on rentals on the next committee meeting.
- CONCURRED to receive a copy of the questionnaire results on training topics from the Executive Director.
- CONCURRED to include the Liability Insurance Booklet on the next committee meeting.
- MOVED to recommend the GRF Board of Directors amend 50-5165-3 Mutual Admin & Service Maintenance Charter.

May 13, 2021, Security, Bus & Traffic Committee

- CONCURRED that the staff cell phone use, agenda topic will be forwarded to the Executive Committee.
- MOVED and recommended the GRF Board, conceptual approval to request the transportation department staff, review, and request an RFP from the transportation consultant and present to the next scheduled meeting.
- MOVED to table the bus stop main gate agenda topic, until the north gate opens.
- MOVED and recommended the GRF Board, approve 80-5145-3, Security Committee Charter, as amended.

May 13, 2021, Communications/ITS Committee

- CONCURRED to publish the Tecnavia tutorial in LW Weekly, as revised, and follow up with a survey four weeks after the publication.
- CONCURRED to review and compare the proposals on Clubhouse Four Dais upgrade from four different vendors, including price and equipment, at the next scheduled Committee meeting.
- CONCURRED to approve the GRF Communications survey, as presented by the Managing Editor, and publish it in LW Weekly as corrected.
- CONCURRED to review more proposals on amenities check-in software that would allow community facilities to operate without member limitations at the next scheduled Committee meeting.
- MOVED to amend Policy 20-5585-1, Advertising, as discussed, and forward it to the Board for final approval.

- MOVED to amend Policy 20-5125-3, Communication/ITS Committee Charter, as discussed, and forward it to the Board for final approval.

May 14, 2021, Executive Committee

- MOVED to approve the “On Your Own” manual, to be included in the 2021 LW Community Guide, new member Welcome Packet, printed copies at the Library and added to the LW website, as presented.
- MOVED to remove from consideration of the Executive Committee, the review of the Rental Specialist Position Description.
- CONCURRED to review the Member Resources & Assistance Liaison position description at the next scheduled Committee meeting.
- MOVED to accept the amendments to the Information Technology Positions Description, as amended.
- MOVED to accept the amendments to the Fitness Center Attendant Position, as amended.
- CONCURRED to review the Stock Transfer Office Reorganization at the next scheduled Committee meeting.
- MOVED to authorize the finalization, creation, and distribution of the GRF Code of Conduct Poster.
- CONCURRED to review the aforementioned governing documents at the next scheduled Committee meeting.
- MOVED to recommend the GRF BOD amend 30-5024-1, Committee Structure and rescind 30-1220-1, Sub-committee Member/Owner (M/O) Specialist.

May 17, 2021, Finance Committee

- MOVED to approve the disposal of Security Unit #655 to a salvage yard to obtain the best salvage price.
- MOVED and recommended the GRF Board accept for audit the draft interim financial statements for period ending April 30, 2021, as presented by the Director of Finance, and as reviewed by the Finance Committee.
- MOVED and recommended the GRF Board authorize the purchase of brokered CDs US Bancorp totaling \$600,000 of reserve funds, with terms ranging from twelve (12) to twenty-four (24) months at the prevailing interest rates at the time of purchase and at the discretion of the financial advisors.
- MOVED and recommended the GRF Board authorize the purchase of brokered CDs through US Bancorp totaling \$350,000 of capital funds, with terms ranging from six (6) to eighteen (18) months at the prevailing interest rates at the time of purchase and at the discretion of the financial advisor.
- MOVED to inform the GRF Board that the Finance Committee has determined Capital Funds in the amount of \$3,500, are available and have placed a temporary hold on these funds, pending Board action on the proposed Clubhouse three fencing project, for outdoor storage, as being recommended to the Board by the Recreation Committee, per the Committee’s action request of May 3, 2021.
- MOVED to inform the GRF Board that the Finance Committee has determined Capital Funds in the amount of \$6,500, are available and have placed a temporary hold, pending Board action on the proposed project, to install a shade structure with concrete slab at the Golf Course, as being recommended to the Board by the Physical Property Committee, per the Committees action request of May 5, 2021.
- MOVED to inform the GRF Board that the Finance Committee has determined Capital Funds in the amount of \$74,252, are available and have placed a temporary hold, pending Board action on the proposed project, to make the approach from the parking lot to the Swimming Pool ADA compliance, as being recommended.

- MOVED to recommend the GRF Board amend 40-5115-3, Finance Committee Charter, as amended.
- CONCURRED to refer 40-5061-2, Fees to the Finance Committee for review.
- CONCURRED to refer 40-5580-2, Entry Passes - Fees to the Governing Documents Ad hoc Committee for review.

May 18, 2021, Website Redesign Ad hoc Committee

- CONCURRED to hold a work study to discuss the content updates needed for completion of new, redesigned LWSB website.
- CONCURRED to forward the final version of updated Wikipedia verbiage to the LW Historical Society for a feedback and present it at the next scheduled Committee meeting.
- MOVED to accept the implementation of AccessiBe ADA plug-in in the new website for \$49/month, charge 64810000-934 (Computer Maintenance & Software).

Financial Recap

April 2021

Financial Recap – April 2021

As of the four-month period ended April 2021, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$620,530.

Major variances are:

Wages, Taxes & Benefits	\$453,958	Favorable: Wages \$281K; P/R Taxes \$29K; Workers' Comp \$54K; 401(k) ER Match \$15K; Group Ins \$75K; average FTE < budget by 25.7 FTE
Agency Fees	(76,442)	Temporary help to fill key positions
Facilities Maintenance	32,140	Favorable: Maintenance scheduled for later in the year
Community Entertainment	24,669	Favorable: On hold due to pandemic
Publication Printing	31,072	Favorable: Decrease in printing rates
State & Federal Income Taxes	29,012	Favorable: 2020 tax refunds
Certificate Prep Fees	31,050	Favorable: Unit sales exceeds budget
Rental Income	40,383	Favorable: Unit sales exceeds budget
News Advertising Income	28,870	Favorable: Display, Front Footer & Classified ads
SRO Labor Cost Recovery	(16,366)	Unfavorable: Less billable hours than budgeted

	Fund Balance	Allocated For Current Projects	Allocated For Future Projects	For details, see page
Reserve Funds				
Repairs & Replacements	\$11,760,487	\$1,189,662	\$10,570,825	7

	Fund Balance	Allocated Funds	Unallocated Funds	For details, see page
Capital Funds				
Capital Improvements	\$2,898,169	\$295,278	\$2,602,891	8

Total year-to-date approved unbudgeted operating expenses are \$106,600.

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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 APRIL 2021 FINANCIAL STATEMENTS
DATE: MAY 25, 2021
CC: FILE

At the regularly scheduled meeting of the Finance Committee on May 17, 2021, the Committee, in accordance with Policy 40-5115-3 and all applicable sections of the civil code 5500, duly moved to recommend to the Golden Rain Foundation Board of Directors acceptance of the April 2021 interim financial statements for audit.

I move that the GRF Board of Directors accept the April 2021 interim financial statements for audit.

Financial Recap – April 2021

As of the four-month period ended April 2021, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$620,530.

Major variances are:

Wages, Taxes & Benefits	\$453,958	Favorable: Wages \$281K; P/R Taxes \$29K; Workers' Comp \$54K; 401(k) ER Match \$15K; Group Ins \$75K; average FTE < budget by 25.7 FTE
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Capital Funds				
Capital Improvements	\$2,898,169	\$295,278	\$2,602,891	8

Total year-to-date approved unbudgeted operating expenses are \$106,600.

P.O. Box 2069
Seal Beach CA 90740

Description			
	Current Assets:		
	Cash & cash equivalents	171,676	
1122000	Non-Restricted Funds	28,564	
	Receivables	713,300	
	Prepaid expenses	438,057	
1154100	Deferred Lease Revenue	6,079	
	Inventory of maintenance supplies	528,807	

	Total Current Assets		1,886,482
	Designated deposits		
1211000	Contingency Operating Fund	1,000,000	
	Reserve Fund	11,760,487	
1212500	Capital Improvement Fund-GRF	2,898,169	

	Total designated deposits		15,658,656
	Notes Receivable		
1411000	Notes Receivable	81,708	

	Total Notes Receivable		81,708
	Fixed Assets		
	Land, Building, Furniture & Equipment	39,066,129	
	Less: Accumulated Dep'n	(23,829,295)	

	Net Fixed Assets		15,236,834
	Other Assets		-----
	Total Assets		32,863,681
			=====

P.O. Box 2069
Seal Beach CA 90740

Description			
Liabilities & Equity			
Current Liabilities:			
	Accounts payable	261,189	
	Project Commitments	630,153	
	Prepaid Deposits	28,456	
	Accrued payroll & payroll taxes	645,261	
	Unearned Income	114,234	
2140000	Deferred Revenue-Other	29,333	
	Accrued expenses	115,142	

	Total Current Liabilites	1,823,767	
	Total Liabilities		1,823,767
Equity			
Mutuals' Beneficial Interest			
3211000	Contingency Operating Reserve Equity	1,000,000	
3212000	Reserve Equity	11,204,408	
3394000	Capital Fund Equity	2,821,424	
3310000	Beneficial Interest in Trust	15,735,850	

	Total Mutuals' Beneficial Interest		30,761,682
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	4,641,851	

	Total Paid-in-Capital		6,251,651
Excess Income			
	Current Year	221,110	

	Total Excess Income		221,110
3920000	Dep'n & Amortization		(6,194,530)
	Net Stockholders' Equity		31,039,914

	Total Liabilities & Stockholders' Equity		32,863,681
			=====

Golden Rain Foundation
Cash Flow Activity - All Reserves
For the Period Ended April 31, 2021

	Contingency Operating Fund	Reserve Fund	Capital Improvement Fund	Nonrestricted Funds	Total
Balance 12/31/2020	1,000,000	11,238,577	3,087,355	79,149	15,405,080
Funded: Assessments		166,664			166,664
Funded: Amenities Fees collected (228)		462,772	462,772		925,545
Funded: M17 Lease Fees collected (22)		5,450	5,450		10,900
Funded: Interest on Funds		31,967	3,269		35,236
Expenditures		(144,944)	(120,983)		(265,927)
Legal Settlement			(550,000)		(550,000)
Replenish funds for Donated Assets					-
Net Monthly Claims					-
Donations		-	10,306		10,306
Transfers to/from Funds	-				-
Net Monthly Activity				(50,584)	(50,584)
Balance 04/30/2021	1,000,000	11,760,487	2,898,169	28,564	15,687,220
 Net Activity	 -	 521,910	 (189,186)	 (50,584)	 282,140

Golden Rain Foundation
Cash Flow Activity - All Reserves
For the Month of April 2021

	Contingency Operating Fund	Reserve Fund	Capital Improvement Fund	Nonrestricted Funds	Total
Balance 3/31/2021	1,000,000	11,581,627	3,304,364	151,257	16,037,248
Funded: Assessments		41,667			41,667
Funded: Amenities Fees collected	(77)	155,592	155,592		311,185
Funded: M17 Lease Fees collected	(1)	248	248		496
Funded: Interest on Funds		4,332	1,926		6,258
Expenditures		(22,980)	(13,961)		(36,941)
Legal Settlement			(550,000)		(550,000)
Transfers between funds					-
Net Monthly Activity				(122,693)	(122,693)
Balance 4/30/2021	1,000,000	11,760,487	2,898,169	28,564	15,687,220
Net Activity	-	178,860	(406,195)	(122,693)	(350,028)

Golden Rain Foundation
Quick Balance Sheet Analysis
For the Period Ended April 30, 2021

SELECTED BALANCE SHEET ITEMS

	Current Balance	Prior Month	Increase (Decrease)
Cash In Bank	200,240	431,913	(231,673)
Current Assets	17,545,138	17,470,577	74,561
Current Liabilities	1,823,767	2,286,929	(463,162)
Current Ratio	9.62	7.64	
Designated Deposits:	15,658,656	15,885,991	(227,335)
Reserve Fund			
Capital Improvement Fund			
Contingency Operating Fund			

RESULT OF OPERATIONS

Current Month	Actual	Budget	Variance	%
Income	1,436,663	1,383,475	53,188	3.84
Expense	1,252,531	1,432,610	180,079	12.57
Net Materials Recovery(Pass Thru)	0	0	0	
Excess Income or (Expense)	184,132	(49,135)	233,267	
Year To Date	Actual	Budget	Variance	%
Income	5,646,806	5,562,634	84,172	1.51
Expense	5,076,034	5,612,392	536,358	9.56
Net Materials Recovery(Pass Thru)	0	0	0	
Excess Income or (Expense)	570,772	(49,758)	620,530	

Full Time Equivalents		
For the Month	Average YTD	Planned - 2021
131.17	130.67	156.33

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Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE (CM)
SUBJECT: RESERVE FUNDS INVESTMENT PURCHASE
DATE: MAY 25, 2021
CC: FILE

At the regularly scheduled meeting of the Finance Committee on May 17, 2021, the members discussed the current investment ladder and reserve funds available for investing to fill in the gaps in the investment ladder.

Following this discussion, the Committee passed a motion to recommend the GRF Board authorize the purchase of brokered CDs, through US Bancorp, totaling \$600,000 of reserve funds, with terms ranging from twelve (12) to twenty-four (24) months, at the prevailing interest rates at the time of purchase, and at the discretion of the financial advisors.

I move to approve the purchase of brokered CDs, through US Bancorp, totaling \$600,000 of reserve funds, with terms ranging from twelve (12) to twenty-four (24) months, at the prevailing interest rates at the time of purchase and at the discretion of the financial advisors.

Reserve Funds Investment Ladder as of April 30, 2021

Term	Maturity Month	Investment Amount	Rate	Loc
0	May-21	485,000	1.55%	U
1	Jun-21	245,000	1.00%	U
2	Jul-21	530,000	1.38%	U/M
3	Aug-21	630,000	0.43%	U/M
4	Sep-21	245,000	1.00%	U
5	Oct-21	935,000	0.97%	U/M
6	Nov-21	620,641	0.21%	M
7	Dec-21	877,225	0.05%	M
8	Jan-22	510,000	0.05%	U
9	Feb-22	795,000	0.10%	U/M
10	Mar-22	1,155,000	0.05%	U/M
11	Apr-22	285,000	0.10%	U
12	May-22	1,100,000	0.05%	U
13	Jun-22	245,000	0.05%	U
14	Jul-22	245,000	0.10%	U
15	Aug-22	245,000	0.05%	U
16	Sep-22	-		
17	Oct-22	-		
18	Nov-22	-		
19	Dec-22	-		
20	Jan-23	-		
21	Feb-23	-		
22	Mar-23	-		
23	Apr-23	-		
24	May-23	-		
25	Jun-23	-		
26	Jul-23	-		
27	Aug-23	-		
28	Sep-23	-		
29	Oct-23	-		
30	Nov-23	-		
31	Dec-23	-		
32	Jan-24	-		
33	Feb-24	-		
34	Mar-24	-		
35	Apr-24	-		
36	May-24	-		



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE (CM)
SUBJECT: CAPITAL IMPROVEMENT FUNDS INVESTMENT PURCHASE
DATE: MAY 25, 2021
CC: FILE

At the regularly scheduled meeting of the Finance Committee on May 17, 2021, the members discussed the amount of liquid capital improvement funds available for investing and the current investment ladder.

Following this discussion, the Committee passed a motion to recommend to the GRF Board the purchase of brokered CDs, through US Bancorp, totaling \$350,000 of capital funds, with terms ranging from six (6) to eighteen (18) months, at the prevailing interest rates at the time of purchase, and at the discretion of the financial advisor.

TO approve the purchase of brokered CDs from US Bancorp, totaling \$350,000 of capital improvement funds, with terms ranging from six (6) to eighteen (18) months, at the prevailing interest rates at the time of purchase, and at the discretion of the financial advisor.

Capital Funds Investment Ladder as of April 30, 2021

Term	Maturity Month	Investment Amount	Rate
0	May-21	245,000	0.05%
1	Jun-21	150,000	0.20%
2	Jul-21		
3	Aug-21		
4	Sep-21		
5	Oct-21	210,000	0.10%
6	Nov-21	200,000	1.80%
7	Dec-21	45,000	0.05%
8	Jan-22	200,000	0.01%
9	Feb-22	245,000	0.05%
10	Mar-22	255,000	0.05%
11	Apr-22		
12	May-22	300,000	0.05%
13	Jun-22		
14	Jul-22		
15	Aug-22		
16	Sep-22		
17	Oct-22		
18	Nov-22		
19	Dec-22		
20	Jan-23		
21	Feb-23		
22	Mar-23		
23	Apr-23		
24	May-23		
25	Jun-23		
26	Jul-23		
27	Aug-23		
28	Sep-23		
29	Oct-23		
30	Nov-23		
31	Dec-23		
32	Jan-24		
33	Feb-24		
34	Mar-24		
35	Apr-24		
36	May-24		



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

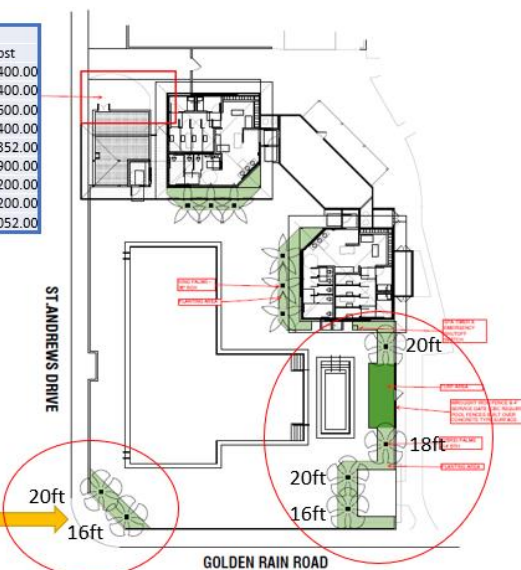
TO: GRF BOARD OF DIRECTORS
FROM: RANDY ANKENY, EXECUTIVE DIRECTOR
SUBJECT: CAPITAL FUNDING REQUEST - AQUATIC CENTER ADDITIONAL LANDSCAPE ELEMENTS
DATE: MAY 17, 2021
CC: FILE

GRF Landscape Architectural Firm of Record (Mission Landscape) has recommended additional major landscape elements which were not included within the original scope of work for the Aquatic Center. These elements have been suggested to add ambiance, depth, dimension, and scale (see plan below).

The purchase and installation of six (6) Washingtonian Hybrid Palms (approved GRF landscape components), in the amount of \$8,052 is requested, Capital Funding.

Due to the size of the palms, action is needed at this time, as the installation of the palms at this early stage allows the use of large equipment which may not be accessible once the new pool and spa are excavated.

Qty	Item	Size	Cost
3	Washingtonia Hybrid	20'	\$2,400.00
2	Washingtonia Hybrid	18'	\$1,400.00
1	Washingtonia Hybrid	16'	\$600.00
Sub Total			\$4,400.00
Tax			\$352.00
Shipping			\$900.00
Crane			\$1,200.00
Installation (Soil amendments & Fertilizer)			\$1,200.00
Total			\$8,052.00



At the May 17, 2021 meeting of the Finance Committee, the Committee has determined Capital Funds, in the amount of \$8,052, are available and have placed a temporary hold on these funds, pending Board action.

I move to approve the purchase and installation of six (6) Washingtonian Hybrid Palms, in the amount of \$8,052, Capital Funding, and authorize the Executive Director to initiate the purchase and installation per plans provided by Mission Landscape for the Aquatic Center project.



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: ARCHITECTURAL DESIGN & REVIEW COMMITTEE (MW)
SUBJECT: RESERVE FUNDING REQUEST - PERIMETER WALL LANDSCAPING-
MEDICAL CENTER/CLUBHOUSE SIX
DATE: MAY 12, 2021
CC: FILE

J&J Landscaping, our current contractor of record, has informed us that the health and wellbeing of the current plants around the Perimeter wall of the parking lot is deteriorating and recommend replacement (see attached proposal and suggested plants, minus the Flax.)



At its last ADRC meeting on March 25, 2021, the Committee recommended the GRF Board award a contract to J&J Landscaping, to replace the plants around the Perimeter Wall of the Medical Center and Clubhouse Six parking lots, for a cost not to exceed \$9,575, Reserve funding, and remove the New Zealand Flax from the suggested planting list.

I move to award a contract to J&J Landscaping to replace the New Zealand Flax plants around the Perimeter Wall of the Medical Center and Clubhouse Six Parking Lots, for a cost not to exceed \$9,575 Budgeted Reserve funding, remove the New Zealand Flax from the suggested planting list, and and authorize the President sign the contract.

Reserve Study Dated October 26, 2020
2021 Reserve Expenditures

2021

Pool Area		-
Golf Course		-
601 Carpet - Replace	3,500	3,500
Maintenance Yard		-
Service Maintenance		-
Resale Office		-
1116 Wood Surfaces - Repaint	3,500	3,500
Security Office		-
Combined Assets		-
303 HVAC Systems - Replace	77,500	
330 Water Dist Main Water Valves - Repl	15,500	
800 Exterior Doors - Replace	32,000	
924 Televisions - Replace	5,000	
1150 Wood Surfaces - Repair	3,000	133,000
Infrastructure		
202 Asphalt (Parking Lot) - Repair/Seal	102,000	
968 Gate Server Equipment - Replace	3,750	
1003 Irrigation Controllers - Replace	26,000	
1020 Landscape Removal & Replaceent	53,000	
1113 Metal Surfaces - Repaint	3,600	
1118 Red Curbs - Repaint	24,500	212,850
Miscellaneous Components		
Fleet Maintenance		
1910 Taylor Dunn	10,500	10,500
Revitalization Projects		
370 CH2 Large Interior Lighting - Repl	16,000	
920 CH2 Ballroom Furnishings - Repl	33,000	
920 CH2 Lobby Furnishing - Replace	19,000	
951 CH2 Bathrooms - Remodel	102,000	
1110 CH2 Interior Surfaces - Repaint	28,000	
1115 CH2 Stucco - Repaint	11,000	
1116 CH2 Wood Surfaces - Repaint	6,000	
1121 CH2 Wood Siding - Replace	27,000	242,000
Total Expenses	1,827,450	1,827,450



J & J
Landscaping
Lic# 790032

PROPOSAL

(562) 650-1511
CD_Juventud@yahoo.com

11535 Belcher St.,
Norwalk, CA 90650

Attention:
Mutual No. community facilities
Golden Rain Foundation
P.O. Box 2069
Seal Beach, CA 90740
Date: 1-21-21
Project Title: community facilities

Description	Quantity	Unit Price	Cost
Replace the plants along the outside of the walls on the administration center; currently we have perennial plants and I'm suggesting to replace them with plants that we won't have to replace anymore. At the same time we will make it look similar to the plants on the saint andrews planter. We also suggest to replace the flowers on the planters located on the corners of the dividing borders where the light is. You will spend more at first but won't have to spend money on the plants again. Suggested plants: Using 165 5 gallon plants : New Zealand Flax (slow growing) , Mexican bird of paradise , dwarf kangaroo paws 540 1 gallon plants: lantana , society garlic , some grasses , Mexican heather , salvia red lips, blue globe agapanthus (dwarf) If we use all these plants that I suggest it will look beautiful.			\$ 9,575



BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: COMMUNICATION/IT COMMITTEE
SUBJECT: AMEND 20-5585-1, ADVERTISING POLICY
DATE: MAY 15, 2021
CC: FILE

At the May 13, 2021 meeting of the Communications/IT Committee, the Committee moved to recommend the GRF Board of Directors amend 20-5585-1, Advertising Policy.

I move to amend 20-5585-1, Advertising Policy, expanding advertising to more than two languages, updating the approver title, and eliminating the Religion section, as presented.



COMMUNICATIONS

Advertising Policy

1. Advertising Policy

The policy of the Foundation is to publish and distribute a newspaper to the members of the Foundation that will serve the best interests of all members of the community.

The general policy is to accept all advertising with the exception of:

- 1.1.** Medical or paramedical practitioners or firms providing goods or services that are harmful to the interests of Foundation members;
- 1.2.** Contractors who are not properly licensed or insured in the opinion of the Community Facilities Manager or their designate;
- 1.3.** Any advertiser selling goods or services who has obtained leads or entry to Leisure World Seal Beach by way of trick, subterfuge or innuendo; and
- 1.4.** Any provider of goods or services who seeks to advertise in a manner that would be untruthful, misleading or in any way detrimental to the general good of the Golden Rain Foundation and its members.

2. Establishing Advertising Rates (originally 20-2860-1)

The Golden Rain Foundation (GRF) endeavors to establish advertising rates that will be competitive with rates in the surrounding community, taking into consideration the uniqueness of our community with respect to the Members and their desirability as potential customers of advertisers.

- 2.1.** The Communications Department will semi-annually review the advertising rates in use and recommend to the Communications/Information Technology Services (COMM/ITS) Committee any rate changes for the approval of the Committee and the GRF Board of Directors;

- 2.2.** Advertising categories to be reviewed:

2.2.1. Display Advertising

Printed or digital advertising such as banners or other ad formats made of text, images, video, and audio, used to deliver general advertisements and brand messages.

2.2.2. Classified Advertising

Printed or digital advertising that allows private individuals or businesses



COMMUNICATIONS

Advertising Policy

to solicit sales for products and service (headings such as Accounting, Automobiles, Clothing, Farm Produce, For Sale, For Rent).

2.2.3. Outdoor Advertising

Any advertising done outdoors that publicizes a business's products and services. Types of outdoor advertising include billboards, bus benches, interiors and exteriors of buses, taxis and business vehicles, and signage posted on the exterior of brick-and-mortar locations.

2.3. Other revenue producing media (such as sponsorships).

3. Special Types of Advertising

3.1. Special Types of Advertising

3.1.1. Special Publications

The LW Weekly produces the following special publications with varying rate structures.

- 3.1.1.1.** Community Guide and Telephone Directory.
- 3.1.1.2.** Mini Bus Schedule: Transportation schedules, bus routes and other information.
- 3.1.1.3.** LW Community Map.
- 3.1.1.4.** Spotlight Magazine: Amphitheater summer series and LW excursion guide.
- 3.1.1.5.** LW Wall Calendar.

3.2. Minibus Advertising (originally 20-5583-3)

Space is available on the minibuses for advertising.

- 3.2.1.** The Managing Editor of the LW Weekly is responsible to assign staff to sell minibus advertising space;
- 3.2.2.** Space rates are established in compliance with Policy 20-5585-2, Advertising Rates;
- 3.2.3.** The Director of Finance is responsible for the collection of minibus advertising accounts;
- 3.2.4.** Income from minibus advertising will be credited to the communications



COMMUNICATIONS

Advertising Policy

(CC 236).

3.3. Multilingual ~~Bilingual~~ Advertising (originally 20-2866-1)

The LW Weekly will accept ~~bilingual~~ multilingual advertisements that are in accordance with the general advertising guidelines and that meet the additional criteria:

3.3.1. Ads may include more than two languages ~~only~~; English must be one of the languages displayed;

3.3.2. Multilingual ~~Bilingual~~ ads must include English translations for all text displayed (including text displayed in logos and/or other graphic elements);

3.3.3. Multilingual ~~Bilingual~~ ads must be reviewed by a translator paid by the advertiser and pre-approved by the ~~Department head~~ Managing Editor or Executive Director;

3.3.4. Golden Rain Foundation reserves the right to reject any ad for any reason.

3.4. Estate and Patio Sales (originally 20-2861-1)

3.4.1. All advertising in the LW Weekly offering to purchase entire households of goods and furniture (estates) or offering to conduct estate sales or patio sales for the owner or heir(s), and all advertising announcing such sales, shall contain the name of the person or business (Must list business license number) soliciting such purchases or conducting such sales;

3.4.2. All advertising for estate or patio sales conducted by the owner or heir(s) shall contain the words "by owner" or "by heir(s)."

3.5. Obituaries (originally 20-2806-2)

3.5.1. First 250 words (may include photo): **free** of charge;

3.5.2. Additional words will be charged at Current Authorized Resident Classified Rate*;

3.5.3. Decorative elements supplementing an obituary, eulogy or photos: Current Display Advertising Rate (20-5885-2);

3.5.4. A "Card of Thanks" section is available in the LW Weekly Classified section at current Classified Rates; and



COMMUNICATIONS

Advertising Policy

3.5.5. The LW Weekly provides the following rate structure:

3.4.5.1. GRF Member Rate: Current Classified Rate*;

3.4.5.2. Non-Member Rate: Current Classified Rate*.

3.6. **Religion (originally 20-2806-2)**

~~**3.6.1.** Service Schedule: Content is limited to the topic of service, date, place/address and name of the speaker, 20-2806-1.~~

~~**3.6.1.1.** First Column inch (approximately 33 words): **free** of charge;~~

~~**3.6.1.2.** Additional column inches: \$5 per column inch.~~

~~**3.6.2.** An article: One article per month per religious organization.~~

~~**3.6.2.1.** Up to 7 column inches (250 words) including photo: **free** of charge;~~

~~**3.6.2.2.** Additional column inches: \$5 per column inch.~~

*Contact LW Weekly Office for details.

Document History

Adopted: 15 Nov 77	Amended: 21 Jan 86	Amended: 23 Jul 19
Reviewed: 24 Sep 20	Amended: 23 Nov 20	
Amended: 27 Apr 21		

Keywords: Communication	Advertising	LW Weekly	LW Live	Newspaper
Fees	Religion	Obituary	Editor	Submission
Estate	Patio	Sale	Bilingual	Minibus
Rates				

(Retyped 2/2/00 to replace Physical Property Manager with Community Facilities Manager)

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: COMMUNICATION/IT COMMITTEE
SUBJECT: AMEND 20-5125-3, COMMUNICATIONS/IT COMMITTEE CHARTER
DATE: MAY 15, 2021
CC: FILE

At the May 13, 2021 meeting of the Communications/IT Committee, the Committee moved to recommend the GRF Board of Directors amend 20-5125-3, Communications/IT Committee Charter.

I move to amend 20-5125-3, Communications/IT Committee Charter, updating the purpose of the committee, as presented.



COMMUNICATIONS/ITS

Committee Charter

Pursuant to state statute (**Corp. Code §7210; Corp. Code §7212(c)**) and Article VIII of the Bylaws of the Golden Rain Foundation (GRF), the Board of Directors (BOD) hereby establishes the Communications/ITS Committee and grants to the Committee authority specifically stated within the GRF governing documents and policies as granted by the BOD.

In accordance with Article VII Section I of the Bylaws, the committee chair and members shall be appointed by the GRF President and approved by action of the BOD.

1. GOALS:

- 1.1.** Increase Organization Effectiveness and Efficiency;
- 1.2.** Protect, Preserve and Improve our Assets

2. PURPOSE:

Oversee the operations of the Communications and ITS Departments.

Communications includes all activities coincident to the publication and/or electronic transmission of community information outlets, including but not limited to a newspaper, community guide, bus schedule, annual report, special publications and calendar. Communications is also responsible for managing all advertising activities stemming from the production of the above, as well as from advertising and sponsorship activities for property and vehicles belonging to the Golden Rain Foundation.

Information Technology Services includes all activities concerned with the electronic support of the Foundation's operations. These include oversight and functioning of the Foundation's computer and electronic communication hardware and software systems, security monitoring devices, web site, electronic message signs and texting services. It also includes management of the Foundation's internet-connected monitoring devices and/or software for office and human resources management, as well as financial, inventory and environmental control systems.

3. DUTIES:

- 3.1.** Publish an agenda four (4) days in advance of the Committee meeting;
- 3.2.** The Committee Chair shall, with the approval of the Committee, appoint a Vice Chair.
- 3.3.** Review monthly staff report formats to be included in the monthly agenda.
- 3.4.** Meet with the NEWS and ITS Department management monthly or whenever such meetings are deemed necessary, unless cancelled by the chair;
- 3.5.** The publication of the Golden Rain LW Weekly and other communication media as may be approved by the Communications Committee or BOD;



COMMUNICATIONS/ITS

Committee Charter

- 3.6. To be aware, through study and research, that the technical reporting, procedures and practices of the ITS Department, including the GRF website, all electronic communications and devices are maintained according to Industry Standards;
- 3.7. Assist the BOD in understanding the compliance with any contracts relating to information technology;
- 3.8. Review monthly budget comparison for cost centers 236 (Communications Department) and 934 (Information Technology Services);
- 3.9. Analyze requests for action emanating from the GRF BOD, Mutual Boards, Administration and Shareholder/Members;
- 3.10. Originate and develop ideas, plans, and programs which are pertinent to these areas;
- 3.11. Provide an initial approval and recommendation to the Finance Committee of the budget for cost centers 236 (Communications Department) and 934 (Information Technology Services), including Capital requests and upcoming Reserve replacements;
- 3.12. Review policies for cost centers 236 (Communications Department) and 934 (Information Technology Services) yearly and send recommended changes to the BOD for approval; and
- 3.13. Furnish a report at the GRF annual meeting.

4. LIMITATIONS:

It is to be recognized that the function of the Committee is to act in an advisory and consulting capacity.

Regulatory or supervisory activities affecting employed personnel are functions of Management and not to be encroached upon by any Committee Chairperson or member, either individually or collectively.

The Committee does not have the authority to enter into written contracts or oral agreements with any third parties on behalf of the GRF BOD. Authority to authorize contracts and/or expenses rests solely with the BOD.

Document History

Adopted:	18 Jan 72	Amended:	21 Aug 73	Amended:	15 Dec 76
Amended:	19 Jun 90	Amended:	19 Mar 96	Amended:	27 Aug 13
Amended:	21 Jun 16	Amended:	18 Mar 17	Amended:	23 Jul 19
Amended:	27 Aug 19	Amended:	24 Sep 19	Amended:	24 Nov 20

Keywords: Charter Communication Information Technology Service ITS



COMMUNICATIONS/ITS

Committee Charter

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Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: COVID 19 AD HOC COMMITTEE
SUBJECT: REQUEST TO RECREATION DEPARTMENT REGARDING COVID-19
GUIDELINES
DATE: MAY 11, 2021
CC: FILE

At its regularly scheduled meeting on May 6, 2021, the Covid Ad Hoc Committee moved to recommend to the GRF Board to reopen the remaining trust property facilities commensurate with the State and County recommendations. Governor Newsom has indicated his intention to lift restrictions and terminate the tier system on June 15, 2021, or thereabouts.

The Committee proposes allowing operations to resume under State and County guidelines, with oversight by the Recreation Department, pursuant to the Governor's order, once effectuated.

I move to approve the reopening of all trust property facilities, under State and County guidelines, with oversight by the Recreation Department, once the Covid-associated restrictions have been lifted.

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Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: EXECUTIVE COMMITTEE
SUBJECT: AMEND 30-5024-1, COMMITTEE STRUCTURE
DATE: MAY 14, 2021
CC: FILE

At the May 14, 2021 meeting of the Executive Committee, the Committee moved to recommend the GRF Board of Directors amend 30-5024-1, Committee Structure.

I move to amend 30-5024-1, Committee Structure, establishing the conditions that Member/Owners (M/O) may be appointed to sub-committees and ad hoc committees, clarifying the creation of sub-committees, and directing ad hoc committees to present a final report to the GRF Board, when the ad hoc committee is dissolved, as presented.



ADMINISTRATION

Committee Structure

The Golden Rain Foundation (GRF) Board of Directors (BOD) has three (3) types of committees.

1. STANDING COMMITTEES.

See policy 30-5020-1.

2. SUB-COMMITTEES:

2.1. Sub-committees are approved by a standing committee. The Chair of the standing committee appoints the Sub-committee and names the Chair;

2.2. A Sub-committee is used to do the research on a specific project that would take too much time during a committee meeting;

2.3. Sub-committees have no power to make decisions. Their findings are to be presented to their standing committee. The standing committee will decide if a recommendation is to be presented to the full BOD;

2.4. The Board of Directors recognizes the important contribution that can be made by Members/Owners (M/O's), in residence, in this community. M/Os Specialists are appointed by a Committee Chair to a sub-committee and can be removed by the Chair at any time. Renters/Lessees, Co-Occupants and Qualified Permanent Residents cannot serve.

~~2.3.~~ **2.4.1.** M/O's serve in an advisory capacity only, having no voting power and cannot comprise a majority of the Sub-committee.

~~2.4.~~ **2.5.** Sub-committees need not be approved by the GRF BOD; and

~~2.5.~~ **2.6.** Sub-committees expire upon the election of a new BOD.

3. AD HOC COMMITTEES.

3.1. The GRF President, with Board approval, may create Ad hoc committees ~~are temporary committees established by the BOD to address a specific issue.~~



ADMINISTRATION

Committee Structure

3.2. ~~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.

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

3.4. The Board of Directors recognizes the important contribution that can be made by Members/Owners (M/O's), in residence, in this Community. M/O's Specialist may appoint and Ad Hoc Committee. Renters/Lessees, Co-occupants and Qualified Permanent Residents cannot serve.

~~3.2.3.4.1.~~ M/O's serve in an advisory capacity only, having no voting power and cannot comprise a majority of the Ad Hoc Committee.

~~3.3.3.5.~~ Once an assigned project has been completed, the committee automatically dissolves unless the board assigns additional projects to the committee. gives a final report to the Board and Board votes to dissolve.

~~3.4.~~ Ad hoc committees have no power to make decisions.

~~3.5.~~ Ad hoc Committees can be named four (4) ways.

~~3.5.1.~~ The GRF president may appoint an Ad hoc committee if it's for something that effects more than one (1) standing committee. The Ad hoc committee reports to the full GRF BOD.

~~3.5.2.~~ The GRF President may appoint an Ad hoc committee after a recommendation from a standing committee. The Ad hoc committee reports to the standing committee that recommended its formation.

~~3.5.3.~~ A standing committee is able to go directly to the BOD if the GRF President is not willing to make the recommendation. The Ad hoc committee then reports to the standing committee that recommended its formation.

~~3.5.4.~~ An Ad hoc committee recommended by the BOD answers to the BOD.

3.6. All Ad hoc committees and chairs must be approved by the GRF BOD.



ADMINISTRATION

Committee Structure

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Document History

Adopted:	22 Dec 15	Reviewed:	22 May 17	Reviewed:	09 Feb 18
Amended:	23 Jul 19	Amended:	11 Sep 20		

80

Keywords: Administration Committee GRF Board Member Specialist Ad Hoc



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: EXECUTIVE COMMITTEE
SUBJECT: RESCIND 30-1220-1, SUB-COMMITTEE MEMBER/OWNER (M/O) SPECIALIST
DATE: MAY 14, 2021
CC: FILE

At the May 14, 2021 meeting of the Executive Committee, the Committee moved to recommend the GRF Board of Directors rescind 30-1220-1, Sub-committee Member/Owner (M/O) Specialist.

I move to rescind 30-1220-1, Sub-committee Member/Owner (M/O) Specialist, which has been incorporated into 30-5024-1, Committee Structure, as presented.



ADMINISTRATION

Sub-Committee Member/Owner (M/O) Specialist

The Board of Directors recognizes the important contribution that can be made by Members/Owners, in residence, in this community.

M/Os Specialists are appointed by a Committee Chair to a sub-committee and can be removed by the Chair at any time. Renters/Lessees, Co-Occupants and Qualified Permanent Residents cannot serve.

M/Os serve in an advisory capacity only, having no voting power and cannot comprise a majority of the sub-committee.

Document History

Adopted: 28 Jul 67	Reviewed: 10 Feb 17	Amended: 26 Sep 17
Reviewed: 09 Feb 18	Amended: 23 Jul 19	Reviewed: 13 Mar 20
Amended: 23 Feb 21		

Keywords: Administration Sub-Committee Specialist Member GRF Board



Golden Rain Foundation

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Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE
SUBJECT: AMEND 40-5115-3, FINANCE COMMITTEE CHARTER
DATE: MAY 17, 2021
CC: FILE

At the May 17, 2021 meeting of the Finance Committee, the Committee moved to recommend the GRF Board of Directors amend 40-115-3, Finance Charter.

I move to amend 40-5115-3, Finance Committee Charter, updating the Committee's purpose, establishing the duty Committee's duty to work cooperatively with other Standing Committees when projects and responsibilities overlap, clarifying the income producing leases to be reviewed, and updating document language, as presented.



FINANCE

Committee Charter

Pursuant to state statute (**Corp. Code §7210; Corp. Code §7212(c)**) and Article VIII of the Bylaws of the Golden Rain Foundation (GRF), the Board of Directors (BOD) hereby establishes the Finance Committee (FC) and grants to the Committee authority specifically stated within the GRF governing documents.

In accordance with Article VII Section I of the Bylaws, the committee chair and members shall be appointed by the GRF President and approved by action of the BOD.

1 GOALS:

- 1.1. Increase organizational effectiveness and efficiency
- 1.2. Protect, preserve, and improve our assets

2 PURPOSE:

Oversee all matters pertaining to: Finance; Purchasing; Insurance (Excluding Workers Compensation); Investments; Reserve Study; Capital; Income Producing Leases, except RV Lot and 1.8 Mini-farm and; Fees and Management Agreements. ~~and Management Agreements.~~

3 COMPOSITION:

If the Chair of Physical Properties isn't appointed by the GRF President to this Committee, the Chair can be seated as an advisory Director to the Finance Committee if they so choose.

4 DUTIES:

- 4.1. The Standing Committee may operate as a separate entity but has a duty to work cooperatively with other Standing Committees when projects and responsibilities overlap;
- ~~4.1.~~ 4.2. Publish an agenda four (4) days in advance of the Committee meeting;
- ~~4.2.~~ 4.3. The Committee Chair shall, with the approval of the Committee, appoint a Vice Chair;
- ~~4.3.~~ 4.4. Review monthly staff report formats to be included in the monthly agenda;
- ~~4.4.~~ 4.5. Meet with the Finance Department (FD) staff at least monthly or whenever such meetings are deemed necessary, unless cancelled by the chair;
- ~~4.5.~~ 4.6. Ensure that the financial reporting, procedures and practices of the FD are acceptable from an ethical and professional viewpoint and that they conform to all existing standards of generally accepted accounting principles (GAAP);

FINANCE

Committee Charter

- 46 ~~4.6.~~4.7. Review on a monthly basis all financial information as required under
 47 applicable sections of the Civil code. Such review shall include but not be
 48 limited to:
- 49 ~~4.6.1.~~4.7.1. Current reconciliation of operating accounts.
 - 50 ~~4.6.2.~~4.7.2. Current reconciliation of reserve accounts.
 - 51 ~~4.6.3.~~4.7.3. Actual operating revenues and expenses compared to
 52 current year's budget.
 - 53 ~~4.6.4.~~4.7.4. Accounts statements prepared by the financial institutions
 54 where the association has its operating and reserve accounts.
 - 55 ~~4.6.5.~~4.7.5. Income and expense statement for the association's
 56 operating and reserve accounts.
 - 57 ~~4.6.6.~~4.7.6. ~~Check register, m~~Monthly general ledger and delinquent
 58 assessment receivable reports.
- 59 ~~4.7.~~4.8. Develop and control all cost centers and general ledger account
 60 numbers as necessitated in the accounting operations of GRF;
- 61 ~~4.7.1.~~4.8.1. Originate, research, evaluate ~~and or~~ develop plans, ideas
 62 and programs pertinent to FD;
- 63
- 64 ~~4.8.~~4.9. Receive and ~~analyze requests~~ and determine for funding availability for
 65 projects from the BOD, Standing Committees, ~~Mutual Boards~~ and
 66 Administrative Staff;
- 67 ~~4.9.~~4.10. ~~Keep the Board r~~Regularly informed the Board of existing or
 68 prospective needs or procedures affecting finance;
- 69 ~~4.10.~~4.11. Cooperate with the Director of Finance and Executive Director
 70 (ED) in the ongoing accounting matters in conjunction with the Mutual
 71 Corporations;
- 72 ~~4.11.~~4.12. Review the draft consolidated budget and make
 73 recommendations to the BOD;
- 74 ~~4.12.~~4.13. Make recommendations to the BOD concerning the master
 75 insurance policy;
- 76 ~~4.13.~~4.14. Review and make recommendations to the BOD concerning all
 77 income producing leases except RV Lot and 1.8 Mini-farm and management
 78 agreements; ~~and management agreements;~~
- 79 ~~4.14.~~4.15. Recommend an auditing firm to the BOD for approval;
- 80 ~~4.15.~~4.16. Assist the BOD in understanding the compliance with any
 81 contracts relating to Finance.
- 82 ~~4.16.~~4.17. Provide an initial approval of the annual budget for cost centers
 83 431 (Finance), 432 (Purchasing), 439 (Resales Office), 460 (Health Care
 84 Center), 465 (Reserve Funding) and 544 (Copy and Supply Center);
 85 including Capital requests and upcoming Reserve replacements;
- 86 ~~4.17.~~4.18. Review monthly budget comparisons for cost centers
 87 431(Finance), 432 (Purchasing), 439 (Resales Office), 460 (Health Care
 88 Center), 465 (Reserve Funding) and 544 (Copy and Supply Center);
- 89 ~~4.18.~~4.19. Review the annual audit and draft financial statement and make



FINANCE

Committee Charter

recommendations to the BOD;

~~4.19.~~**4.20.** Review policies for cost centers 431(Finance), 432 (Purchasing), 439 (Resales Office), 460 (Health Care Center, 465 (Reserve Funding) and 544 (Copy and Supply Center) yearly and send recommended changes to the BOD for approval; and

~~4.20.~~**4.21.** Furnish a report at the GRF Annual meeting.

5 LIMITATIONS:

It is to be recognized that the function of the Committee is to act in an advisory and consulting capacity.

Regulatory or supervisory activities affecting employed personnel are functions of Management and not to be encroached upon by any Committee Chairperson or member, either individually or collectively.

The Committee does not have the authority to enter into written contracts or oral agreements with any third parties on behalf of the GRF BOD. Authority to authorize contracts and/or expenses rests solely with the BOD.

Document History

Adopted:	11 Jul 69	Revised:	15 Dec 76	Revised:	19 Nov 85
Revised:	19 Mar 96	Revised:	21 Jun 16	Revised:	27 Sep 16
Amended:	28 Mar 17	Reviewed:	17 May 18	Amended:	26 Feb 19
Amended:	23 Jul 19	Amended:	9 Sep 16	Amended:	22 Oct 19
Amended:	27 Aug 19	Amended:	27 Oct 20		

Keywords: Charter Finance



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE (CM)
SUBJECT: OPERATING FUNDS REQUEST – PREPAID MICROSOFT SUPPORT
DATE: MAY 25, 2021
CC: FILE

At its meeting held on April 27, 2021, the GRF Board approved the purchase of an additional 100 hours of prepaid Microsoft support from Boyer & Associates. The hourly rate for these prepaid hours is \$195 and the total cost of 100 hours is \$19,500.

The motion passed at the April meeting contained an incorrect total cost of \$9,750, thus understating the total amount needed to purchase the 100 prepaid support hours.

To correct and restate the intended motion passed at the April 27, 2021 board meeting,

I move to correct and restate the intended motion passed at the April 27, 2021 Board meeting: to approve the purchase of a prepaid block of 100 support hours from Boyer & Associates, in the amount of \$19,500, from Operating funds.

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION & SERVICE MAINTENANCE COMMITTEE
SUBJECT: AMEND 50-5165-3, MUTUAL ADMINISTRATION & SERVICE MAINTENANCE COMMITTEE CHARTER
DATE: MAY 13, 2021
CC: FILE

At the May 10, 2021 meeting of the Mutual Administration & Service Maintenance Committee, the Committee moved to recommend the GRF Board of Directors amend 50-5165-3, Mutual Administration & Service Maintenance Committee Charter.

I move to amend 50-5165-3, Mutual Administration & Service Maintenance Committee Charter, clarifying the scope of the Committee and establishing the duty Committee's duty to work cooperatively with other Standing Committees when projects and responsibilities overlap, as presented.

MUTUAL ADMINISTRATION & SERVICE MAINTENANCE

50-5165-3



Committee Charter

Pursuant to state statute (**Corp. Code §7210; Corp. Code §7212(c)**) and Article VII of the Bylaws of the Golden Rain Foundation (GRF), the Board of Directors (BOD) hereby establishes the Mutual Administration and Service Maintenance Committee (MAC/SM) and grants to the Committee authority specifically stated within the GRF governing documents.

In accordance with Article VII, Section I, of the Bylaws, the committee chair and members shall be appointed by the GRF President with the approval of the BOD.

1. **GOALS:**

- 1.1. Increase Organization Effectiveness and Efficiency
- 1.2. Protect, Preserve and Improve our Assets

2. **PURPOSE:**

Oversee the operations of Mutual Administration Department and the Service Maintenance Departments as it relates to Mutual services, only.

3. **DUTIES:**

3.1. This Standing Committee may operate as a separate entity but has a duty to work cooperatively with other Standing Committees when projects and responsibilities overlap;

~~3.1.~~ 3.2. Post an agenda four (4) days in advance of the Committee meeting;

~~3.2.~~ 3.3. The Chair shall, with the approval of the Committee, appoint a Vice-Chair;

~~3.3.~~ 3.4. Review monthly staff report formats to be included in the monthly agenda;

~~3.4.~~ 3.5. Meet with staff monthly or whenever such meetings are deemed necessary unless canceled by the Chair;

~~3.5.~~ 3.6. Review monthly department reports from Mutual Administration, Stock Transfer and Service Maintenance Departments;

~~3.6.~~ 3.7. Review monthly budget comparisons for cost centers 533 (Stock Transfer), 545 (Mutual Administration), 574 (Service Maintenance), 575 (Trust Property Labor);

~~3.7.~~ 3.8. Review annually the fees associated with the Mutual Administration, Stock Transfer, and Service Maintenance departments (See fee schedule). Recommendations to be forwarded to the Finance Committee;

~~3.8.~~ 3.9. Review annually the New Buyers Guide, Welcome Packet, Bereavement Workbook, and the Realtor Handout for possible amendments and send changes to the GRF BOD for approval.

~~3.9.~~ 3.10. Review policies for cost centers 533 (Stock Transfer), 545 (Mutual Administration), 574 (Service Maintenance), 575 (Trust Property Labor); annually and send changes to the GRF BOD for approval;



Committee Charter

- ~~3.10.~~3.11.** Approve and recommend to the Finance Committee the annual budgets for cost centers 533 (Stock Transfer), 545 (Mutual Administration), 574 (Service Maintenance, 575 (Trust Property Labor); including Capital request and upcoming Reserve replacements; and
- ~~3.11.~~3.12.** Furnish a report at the GRF annual meeting.

4. LIMITATIONS:

It is to be recognized that the function of the Committee is to act in an advisory and consulting capacity.

Regulatory or supervisory activities affecting employed personnel are functions of Management and not to be encroached upon by any Committee Chairperson or member, either individually or collectively.

The Committee does not have the authority to enter into written contracts or oral agreements with any third parties on behalf of the GRF BOD. Authority to authorize contracts and/or expenses rests solely with the BOD.

Document History

Adopted:	23 Sep 14	Amended:	24 Feb 15	Amended:	21 Jun 16
Amended:	26 Sep 17	*Amended:	13 Aug 18	Amended:	23 Oct 18
Amended:	23 Jul 19	Amended:	27 Aug 19	Amended:	09 Sep 19
Amended:	22 Oct 19	Amended:	24 Nov 20	Amended:	27 Apr 21

Keywords: Mutual Administration Service Maintenance Charter Stock Transfer

*Administrative content update

MUTUAL ADMINISTRATION & SERVICE MAINTENANCE

50-5165-3

Committee Charter



82
83
84



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Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RANDY ANKENY, EXECUTIVE DIRECTOR
SUBJECT: RESERVE FUNDING REQUEST - CLUBHOUSE TWO HEAT PUMP
REPLACEMENT - UNIT TWO
DATE: MAY 19, 2021
CC: FILE

Emergency, Reserve Funding - Replacement of Heat Pump #2 Pool Room in Clubhouse Two.

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 §4930fd)(1).)

Heat Pump #2 in Clubhouse Two has failed and is beyond its useful life. The Physical Property Department obtained a quote from the contractor of record, Greenwood Heating and Air, for the replacement of this Reserve Component. The cost is as follows:

Greenwood Heating and Air	\$8,000
---------------------------	---------

The Executive Director took emergency action to replace the unit.

I move to ratify the emergency action and relative Reserve expenditures, in the amount of \$8,000, for the replacement of Heat Pump #2, Pool Room ,in Clubhouse Two, for a cost not to exceed \$8,000.

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: PHYSICAL PROPERTY COMMITTEE (MW)
SUBJECT: CAPITAL FUNDING REQUEST - SHADE STRUCTURE AT THE GOLF COURSE
DATE: MAY 12, 2021
CC: FILE

The Recreation Committee was requested to obtain costs to add shade at the Golf Course. Correspondence was shared at its last meeting to look at a shade structure, 12'x16', from Costco, for a cost of \$1,800 (installation and concrete not included). The Physical Property Department requested a quote from MJ Jurado for an equivalent structure, industrial grade, for a cost of \$7,480, including a concrete slab for that size.

Staff recommends the industrial grade quality, with concrete slab included in the cost.

At its regularly scheduled meeting on May 5, 2021 the Physical Property Committee duly moved to recommend the GRF Board of Directors install a shade structure, with concrete slab, at the golf course, for a cost not to exceed \$7,480, Capital funding, pending Finance Committee review.



Note: Due to the change in size since the PPC meeting, the cost has been reduced to \$6,500.

At its May 17, 2021 meeting, the Finance Committee reviewed the Capital funding request and concurred funding was available.

I move to award a contract to MJ Jurado, to install an industrial grade shade structure (ADRC approved type), with concrete slab, at the golf course, for a cost not to exceed \$6,500, Capital funding, and authorize the President sign the contract.

8131 Electric Ave. • Stanton, CA 90680
Tel: 714-397-0143 • Fax: 714-827-2110
State Contractor's License #987670 - A

BID PROPOSAL and CONTRACT

Job# _____

Date 5/5/2021

Bid to GOLDEN RAIN FOUNDATIONS.

Location GOLF COURSE SHADE
STRUCTURE REST AREA.

Owner/Dev

We promise to furnish you labor and materials as noted below at the unit prices shown for the construction of

Item No	Quantity	Type or Description	Unit (Price	Total
	200 ft	GOLF COURSE CONSTRUCT NEW 4" CONCRETE SLAB FOR SHADE STRUCTURE. INCLUDES FOOTINGS. 10 X 20 (INCLUDES ACID WASH FINISH.)		3500.00
	1-	CONSTRUCT NEW ALUMWOOD INSULATED SHADE STRUCTURE 10 X 16		3,000.00

PRICES BASED ON	SACK TYPE	CONCRETE	VALID TO
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TOTAL

6,520	00
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ACCEPTED:

Buyer

Date _____

By MICHAEL JURADO

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: PHYSICAL PROPERTY COMMITTEE (MW)
SUBJECT: CAPITAL FUNDING REQUEST - ADA COMPLIANCE POOL
PARKING/WALKWAY
DATE: MAY 12, 2021
CC: FILE

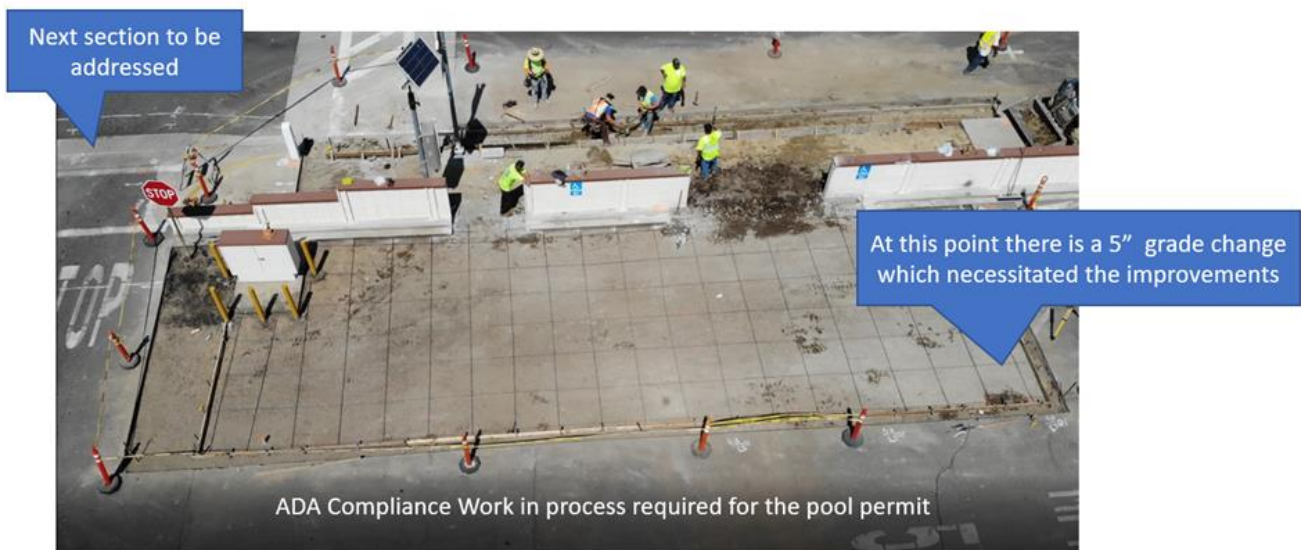
One of the items from the Swimming Pool Plan check is to make the approach from the parking lot to the Swimming Pool ADA compliant; this item is not budgeted in the current approved funding of the Swimming Pool Project. The Physical Property Department requested a proposal from MJ Jurado to bring this area into compliance; the initial cost for this task was \$38,580 and staff recommended a \$6,000 contingency.

At its regularly scheduled meeting on May 5, 2021, the Physical Property Committee (PPC) duly moved and approved to recommend the GRF Board of Directors make modifications to the approach from the parking lot to the Swimming Pool ADA compliance, for a cost not to exceed \$44,580, Capital Funding.

Note: due to further discovery of ADA requirements, additional cost was added to the preliminary recommendations reviewed by PPC; the updated total cost to complete this task is \$69,252 and a \$5,000 contingency is recommended. The additional items to meet ADA standards, not taken into consideration prior to elevation reading, are slope/condition of ADA parking, required cross gutter, addition of two catch basins, and gutter modifications.

At its May 17, 2021 meeting the Finance Committee reviewed this Capital funding request and concurred funding was available.

The path of travel is outlined in blue on the illustration.



I move to award a contract to MJ Jurado, in the amount of \$69,252 (updated cost), to make the approach from the parking lot to the Swimming Pool ADA compliant, as being recommended to the GRF Board by the Physical Property Committee, per the Committee's action request of May 5, 2021, add a \$5,000 contingency for a total project cost not to exceed \$74,252, and authorize the President sign the contract.



8131 Electric Ave. • Stanton, CA 90680
 Tel: 714-397-0143 • Fax: 714-827-2110
 State Contractor's License #987670 - A

BID PROPOSAL and CONTRACT

Job# _____

Date MAY 11, 2021

Bid to G.R.F.
MARK WEAVER
RANDY ANKENY

Location GRF AMIN. PARKING LOT
HANDI CAP ACCESS,
GRF POOL HANDI CAP ACCESS
 Owner/Dev _____

We promise to furnish you labor and materials as noted below at the unit prices shown for the construction of

Item No	Quantity	Type or Description	Unit (Price)	Total
	4	HANDI CAP ACCESS RAMPS WITH TRUNCATE DOMES 4" CONCRETE #3 REBAR	3400. —	\$13600. —
	1300 #	HANDI CAP PARKING 6" THICK CONCRETE #4 REBAR.	\$ 11. —	\$14300. —
	14'	DEMO WALL FOR WHEEL CHAIR ACCESS		\$900. —
	1	CROSS GR GUTTER 8" THICK CONCRETE #4 REBAR		\$6000. —
	L/S	ASPHALT SLOT PATCHES 6" THICK		\$6800. —
	95 #	ACID WASH CONCRETE 4" CONCRETE	\$ 22. —	\$2100. —
	1024 #	SIDEWALK 4" CONCL. #3 REBAR	\$10. 50	\$10752. —
	160 FT	CURB & GUTTER #4 REBAR.	\$55. —	\$8800. —
	2	TRAFFIC WEIGHT CATCH BASIN'S	\$3000. —	\$6000. —

PRICES BASED ON SACK TYPE CONCRETE VALID TO

TOTAL

\$69252. —

ACCEPTED:

Buyer

Date

By

JAMES JURADO 5/11/21

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Leisure World, Seal Beach

COMMITTEE ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RECREATION COMMITTEE
SUBJECT: CAPITAL FUNDING REQUEST - OUTDOOR STORAGE, CLUBHOUSE THREE
DATE: MAY 5, 2021
CC: FILE

At its regularly scheduled May 3, 2021 meeting, the Recreation Committee moved to recommend the GRF Board of Directors approve installation of a vinyl fence along the east wall of Clubhouse Three, to enclose storage of equipment currently stored in the lobby, based on an estimate not to exceed \$8,000 (Exhibit A).

I move to approve funding of the installation of a vinyl fence along the east wall of Clubhouse Three, to enclose storage, not to exceed \$8,000, Capital funding, and to authorize the President to sign any applicable contracts.



8131 Electric Ave. • Stanton, CA 90680
Tel: 714-397-0143 • Fax: 714-827-2110
State Contractor's License #987670 - A

BID PROPOSAL and CONTRACT

Job#

Date 5/4/2021

Bid to GOLDEN RAIN FOUNDATION.

Location CLUB HOUSE 3
EASTth SIDE BUILDING.

Owner/Dev

We promise to furnish you labor and materials as noted below at the unit prices shown for the construction of

[illegible]

PRICES BASED ON	SACK TYPE	CONCRETE	VALID TO
-----------------	-----------	----------	----------

TOTAL

3500	00
------	----

ACCEPTED:

Buyer

Date _____

By MICHAEL J. JURADO



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RECREATION COMMITTEE
SUBJECT: MINI FARM CONCEPTUAL APPROVAL
DATE: MAY 17, 2021
CC: FILE

In 1988, a group of Shareholders were granted permission by the GRF to establish community gardens located at Trust property commonly referred to as the 1.8 acres. During the next 32 years, the community gardens became to be known as the Mini Farms and were managed by the Mini Farm Club.

On January 1, 2021, GRF assumed the operational responsibility of Trust property commonly referred to as the Mini Farms. This action was deemed necessary, as during the past 30 plus years, the location has been under no clearly defined use restrictions and/or plot modification requirements compliant to the operations on commercial property. The variations in practices, age and condition have resulted in required improvements for the use of Trust property and to reduce risk associated with the use of Trust property in the location.

Actions were begun to ready plots for leasing: this resulted in a cascade of needs, as it quickly became apparent that greater actions were required. Subsequently, the Executive Director has received notice by a concerned Shareholder of the presence of conditions which may be of a safety concern.

The Mini Farm Sub Committee performed detailed inspection after the initial plots were being readied.

Based upon the site inspection and the need to maintain the area in accordance with generally accepted best practices, the following actions were instituted:

1. A moratorium went into effect on the leasing of all Mini Farm Plots.
2. Due notice was sent to all members who recently leased a plot or were on the waiting list that due to existing site conditions and the necessity to render the area in a condition to generally accepted best practices, no plots will be leased at this time. The standing order of the wait list will be maintained.

I further move to approve:

3. Draft general specifications for site improvements for the Mini Farms and forward the specifications to applicable GRF Committees for review with work to include.
include, but not be limited to:
 - a. Licensed professional survey of the location.
 - i. Ensure area has proper grade for drainage.
 - ii. Regrading plan to eliminate the need for a retaining wall at the sidewalk junction.
 - b. Development of a new plot plan.
 - i. Configuration of walkways to accepted standards.
 - ii. Consideration into a layout where additional plots could be added.
 - iii. Compliance to all applicable codes.
 - iv. Compliance to accessibility and ADA compliance.
 - c. **Completely** clear all non-currently leased plots.
 - i. Including debris which may be buried beneath the soils (example: large quantities of glass have been uncovered.
 - d. Remove soils, as needed, and regrade.
 - e. Add/replace water/irrigation as needed.
 - f. Determine walkway materials.
 - g. Determine fencing.

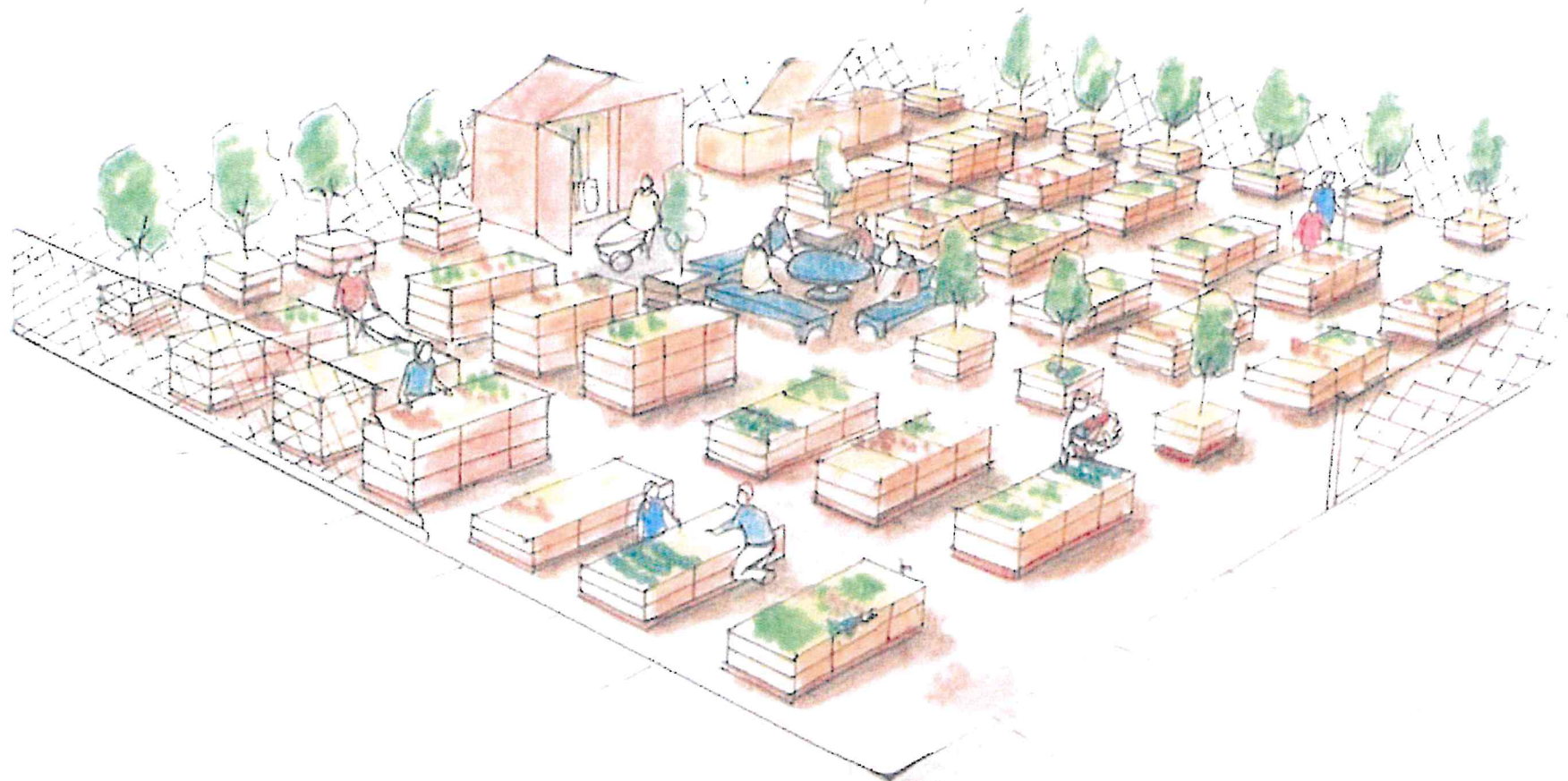
At its regularly scheduled meeting on May 3, 2021 the Recreation Committee reviewed the Mini Farm Sub-Committee report and renovation and enhancement concepts. Upon review, the Recreation Committee duly moved and approved to forward the concept to the Board. (General concept photos attached.)

I move to conceptually approve a renovation of Trust property, commonly identified as the Mini Farms, and authorize due committee process to:

- Seek professional consultants for drafting and finalization of design.
- Development of specifications and construction plans, which, due to the age of the location must meet all current building codes as well as accessibility (ADA) standards.

I further move to approve:

- A moratorium on all leasing of plots in effect until such time as final determination is made by the Board on the renovation of the 1.8 Acres.
- All members on the waiting list will retain their position on the waiting list.
- The Recreation Committee shall take due action to reasonably facilitate the cancellation of all existing leases, with all existing lessees, retaining a priority for a plot lease once the area is re-opened.



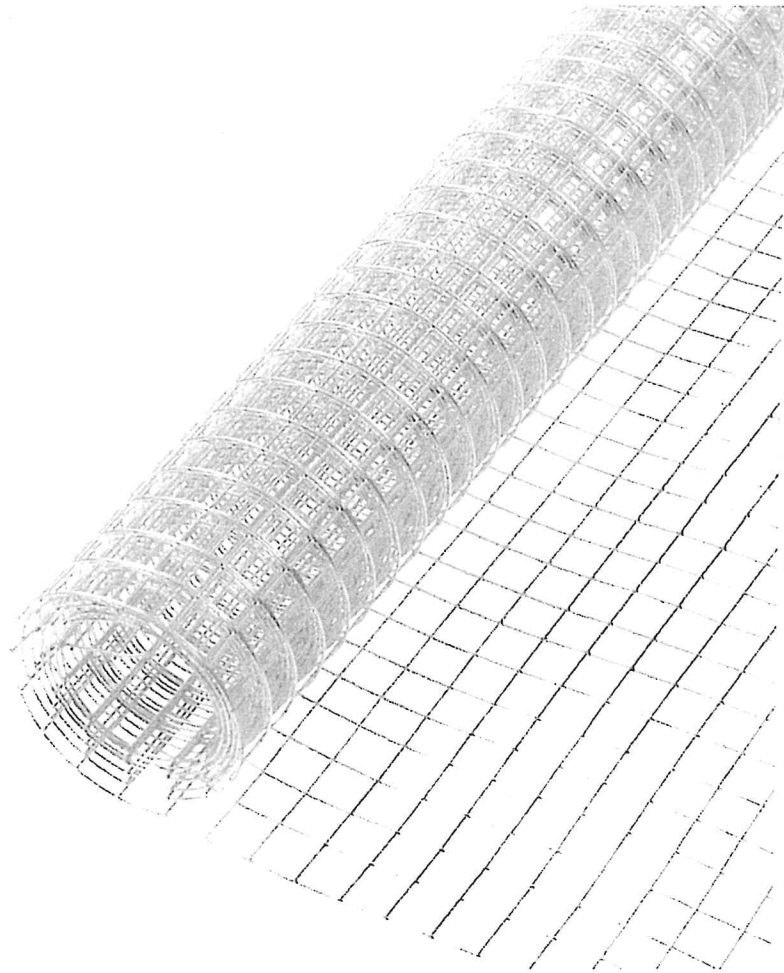






Two Rail Fence Design

- Approved Materials
- Approved Fence Heights:
 - 4', 8' or 6'-7' enclosed



Hardware-cloth

- Welded steel that comes in various sizes half-inch mesh being the most effective.
- Strong and durable with a galvanized finish to prevent rust.
- 1/2" gaps to keep rats out.



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RECREATION COMMITTEE
SUBJECT: AMEND 40-1488-6, MINI FARM (1.8 ACRE) LEASE
DATE: MAY 5, 2021
CC: FILE

At the May 3, 2021 meeting of the Recreation Committee, the Committee moved to recommend the GRF Board of Directors amend 40-1488-6, Mini Farm (1.8 Acre) Lease.

I move to amend 40-1488-6, Mini Farm (1.8 Acre) Lease, changing the prefix from Recreation to Finance and updating document language, as presented.

**FINANCE****LEASE AGREEMENT –MINI FARM (1.8 ACRE)**

No. _____

This lease agreement is made on _____, 20____ (“Agreement”), between Golden Rain Foundation, 13531 St. Andrews Drive, Seal Beach, California 90740, a California Corporation (hereinafter referred to as “GRF”), and _____ (hereinafter referred to as “**LESSEE**”) who agrees as follows:

1. OPENING CLAUSES

This lease agreement is made with reference to the following facts and objectives:

- a. **GRF** is the owner of the Premises which consists of a 1.8-acre parcel of real property located at 13101 Nassau Drive, Seal Beach, California, 90740 (hereinafter the “Premises”).
- b. **LESSEE** is willing to lease plot #____ located at the Premises from GRF pursuant to the provisions stated in this agreement.
- c. The **LESSEE, Authorized Resident (A/R)** (Member/Owner (M/O), Co-occupant, Qualified Permanent Resident, Mutual Renter/Lessee [R/L]) wishes to lease the above portion of the premises for the purpose of recreational gardening.
- d. If the ~~Member/Owner~~-(M/O) subsequently rents their unit, the M/O forfeits the right to retain their plot and must notify the Recreation Department and relinquish it immediately, and the plot lease shall be thereby terminated.
- e. If the R/L has leased a plot, the lease shall be terminated immediately upon termination of their tenancy in the M/O’s unit and the plot relinquished.
- f. The M/O is ultimately responsible for the behavior and actions of their R/L and will be held responsible for any fees, fines or disciplinary consequences incurred by the R/L. See Policy 30-5093-1, Member Code of Conduct.
- g. **LESSEE** has examined the Premises and fully accepts its present condition.

2. TERM

The term of this Lease shall be 12 months commencing on _____, 20____ and ending _____, 20____. Notwithstanding anything herein to the contrary, this Lease shall terminate immediately upon the happening of either of the following: 1) if a ~~Member/Owner~~-(M/O) rents their unit they lose their right to lease a plot and must immediately surrender 2) if LESSEE is a renter/lessee of a unit within a Mutual, upon the termination of LESSEE’s rental of such unit.

GRF reserves the right to terminate this lease for any reason with thirty (30) day written notice.

3. ANNUAL RENTAL AND TAXES

LEASE AGREEMENT –MINI FARM (1.8 ACRE)

LESSEE shall pay GRF a minimum annual payment, without deductions, setoff, prior notice, or demand:

- a. Application Fee - \$10.00
- b. Annual Plot Lease Fee - \$100.00
- c. Deposit - \$15.00
- d. The first year's payment is payable (10) days after the contract is signed by both parties and the **LESSEE** is invoiced. For each subsequent year, annual lease payment is due on January 1st with a 10-day grace period. After the 10th day, the account is considered delinquent and is subject to a late charge of 1% for each month the account is delinquent. In addition to late fees, for each check that a bank returns for any reason, the **LESSEE** must pay \$25.00. If lease payment is thirty (30) days in arrears, the lease will be cancelled.
- e. All payments shall be remitted to GRF at the address to which notices to GRF are given at Golden Rain Foundation, P.O. Box 2069, Seal Beach, California 90740 (ATTENTION ACCOUNTING).

Upon end of term of lease and/or cancellation of the lease, **LESSEE** shall not receive a refund or reimbursement for fees and/or any other expenses.

GRF shall pay all real property taxes, general and special assessments levied and assessed against the Premises.

4. USAGE

LESSEE wishes to lease plot #_____ for the purposes of recreational gardening, (as stated in Policy 70-1447-1 Mini Farm – Rules and Regulations).

LESSEE use of the Premises as provided in this Agreement shall be in accordance with the following:

- a. **LESSEE** shall not operate as a business _____. (initials)
- b. **LESSEE** and each of its ~~members~~ **M/O's**, guests and invitees shall comply with GRF policies and procedures at all times _____. (initials)
- c. **LESSEE** shall not do, bring, or keep anything in or about the Premises that will cause the increase of premiums and/or cancellation of any GRF insurance covering the Premises.
- d. **LESSEE** shall comply with all of the regulations and rules of **LESSEE'S** use of the Premises Policy 70-1447-1 Mini Farm – Rules and Regulations including, without limitation, the obligation, at **LESSEE'S** cost to maintain the alterations and/or restore the Premises in compliance and conformity with all regulations and rules relating to the condition, use, or occupancy of the Premises during the term.
- e. **LESSEE** shall not use the Premises in any manner that will constitute waste, nuisance, or unreasonable annoyance to occupants of adjacent Premises or property, or in any manner that violates the law.



FINANCE

LEASE AGREEMENT –MINI FARM (1.8 ACRE)

- f. **LESSEE** shall be responsible for any and all personal property and equipment stored at the Premises during the term of this Agreement. GRF shall not bear any responsibility for any of **LESSEE'S** personal property and equipment stored at the Premises.

5. DISCLAIMER

LESSEE agrees, all acts by **LESSEE**, are as a fully independent A/R member and has no ties, affiliations, obligations and/or working relationship with GRF, Seal Beach. Neither GRF nor any of its directors, employees or agents assumes any legal liability or responsibility for any actions of or omissions by **LESSEE**.

6. MAINTENANCE

GRF will maintain all non-parcel landscaping portions of the Premises.

LESSEE, at its cost, shall maintain in good condition, all portions of the leased Premises, including without limitation, any personal property, and improvements of GRF currently located on the premises.

- a. **LESSEE** shall be liable for any damage to the Premises including neighboring plots resulting from the acts or omissions of **LESSEE**, its ~~members~~ M/O's, guests, or any of its authorized representatives _____.
(initials)
- b. **LESSEE** shall not make any alterations to the Premises without GRF's written consent. Any alterations made shall remain on and be surrendered with the Premises on expiration or termination of the lease. GRF can elect, within six (6) months before expiration of the term, to require **LESSEE** to remove any alteration that **LESSEE** has made to the Premises. If GRF so elects, **LESSEE** at its cost, shall restore the Premises to the original condition.
- c. If **LESSEE** makes any alterations to the Premises as provided in this paragraph, the alterations shall not be commenced until seven (7) business days after the GRF Representative (Recreation Director) has received written notice from **LESSEE** stating the date that the installation of the alterations is to commence so that GRF can post and record an appropriate notice of non-responsibility.

7. UTILITIES AND SERVICES

GRF will pay for all trash service, light, power, and water for the Premises. The Premises, and every part thereof, in and about the said Premises are, at the date hereof, in good order, condition and repair.

LEASE AGREEMENT –MINI FARM (1.8 ACRE)8. INDEMITY & INSURANCE

- a. **The LESSEE** and, on behalf of their heirs, executors, successors, and assigns, agree to release, acquit, and forever discharge and hold harmless, indemnify and defend GRF and its past, present and future Board members, contractors, agents, managers and employees of and from any and all claims, actions, causes of action, lawsuits, class action lawsuits, demands, rights, damages, costs, loss of service, expenses, liabilities, debts, judgments, including reasonable attorneys' fees and costs, and compensation whatsoever, which the undersigned now has or which may hereafter accrue on account of or in any way growing out of any and all known and unknown, foreseen and unforeseen claims, damages, and any other matters pertaining to the **LESSEE'S** use or misuse (or the Boards' approval of the use) of the Premises and for or by reason of any actual or alleged infringement of a third party's copyright, patent or trademark related to the **LESSEE'S** use of the Premises.
- b. Any **LESSEE** activity which may require special insurance not mentioned herein will be maintained by **LESSEE** at all times while this Agreement is in effect. Proof of such insurance shall be provided annually to GRF.

9. ASSIGNMENT

- a. **LESSEE** shall not voluntarily assign or encumber its interest in this lease or in the Premises, or sublease all or part of the Premises, or allow any other person or entity to occupy or use all or any part of the Premises, without first obtaining GRF's written consent. Any assignment, encumbrance, or sublease without GRF's consent shall be voidable and, at GRF's election, shall constitute a default. No consent to any assignment, encumbrance or sublease shall constitute a further waiver of the provisions of this paragraph.
- b. Any dissolution, merger or consolidation of **LESSEE** shall be deemed an involuntary assignment and shall constitute a default of **LESSEE**. GRF shall have the right to terminate this Agreement, in which case the lease shall not be treated as an asset of **LESSEE**.
- c. No interest of **LESSEE** in this Agreement shall be assignable by operation of law.

10. DEFAULT

The occurrence of any of the following shall constitute a default by **LESSEE**:

- a. Failure to pay rent when due.
- b. Abandonment and vacating of the Premises for thirty (30) consecutive days.

**LEASE AGREEMENT –MINI FARM (1.8 ACRE)**

- c. Failure to perform any other provision of the Agreement if the failure to perform is not cured within thirty (30) days after written notice has been given to **LESSEE**. If a default cannot reasonably be cured within thirty (30) days, **LESSEE** shall not be in default of this Agreement if **LESSEE** commences to cure the default within the 30-day period and diligently and in good faith continues to cure the default.

Notice given under this paragraph shall specify the alleged default in the applicable agreement provisions and shall demand that **LESSEE** perform the provisions of this Agreement or surrender the Premises. No such notice shall be deemed a forfeiture or a termination of this lease unless GRF so elects in the Notice.

GRF shall have the following remedies if **LESSEE** commits a default. These remedies are not exclusive; they are cumulative in addition to any remedies now or later allowed by Law.

- i. GRF may terminate this lease and **LESSEE'S** right to possession of the Premises at any time upon the giving of thirty (30) days' notice to quit.
- ii. No act by GRF other than giving notice to **LESSEE** shall terminate this Agreement.
- iii. GRF, at any time after **LESSEE** commits a default, can cure the default at **LESSEES'S** cost. If GRF at any time, by reason of **LESSEE'S** default, pays any sum or does any act that requires the payment of any sum, the sum paid shall be due immediately to GRF at the time the sum is paid, and if paid at a later date shall bear interest at the rate of 10 percent (10%) per annum from the date the sum is paid.

11. RIGHT OF ENTRY

In addition to normal operation of the facilities, including without limitation to perform maintenance or repairs as needed, GRF and its authorized representatives shall have the right to enter the Premises at all reasonable times to determine whether the Premises are in good condition and whether **LESSEE** is complying with its obligations under the Agreement _____. (initials)

12. NOTICE

- a. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other party or any other person shall be in writing and either served personally or sent by prepaid, first class mail.

FINANCE**LEASE AGREEMENT –MINI FARM (1.8 ACRE)**

- b. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other party shall be addressed to the other party at the address set forth on page 6 of this Agreement.
- c. Either party may change its address by notifying the other party of the change of address. Notice shall be deemed communicated within forty-eight (48) hours from the time of mailing as provided in this section.

13. WAIVER

No delay or omission in the exercise of any right or remedy of GRF on any default by **LESSEE** shall impair such a right or remedy or be construed as a waiver. GRF's consent to or approval of any act by **LESSEE** requiring GRF's consent or approval shall not be deemed to waive or render unnecessary GRF's consent to or approval of any subsequent act by **LESSEE**.

Any waiver by GRF of any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of the Agreement.

14. ATTORNEYS' FEES

The prevailing party in any legal action or proceeding (including without limitation arbitration) to enforce this Agreement shall be entitled to recover from the other party reasonable attorney's fees, costs and expenses incurred in the prosecution or defense of the action or proceeding.

15. MISCELLANEOUS PROVISIONS

This Agreement and any exhibits/attachments hereto constitutes the entire agreement of the parties with respect to the subject matter hereof and supersedes all prior or contemporaneous oral or written agreements regarding the subject matter of this Agreement. This Agreement shall inure to the benefit of and shall be binding upon the parties, their successors, and assigns. This Agreement does not create any rights in any third parties as third-party beneficiaries. This Agreement may only be modified by a written instrument executed by GRF ~~both parties~~. If any provision of this Agreement is determined by an arbitrator or court of competent jurisdiction to be invalid or otherwise ineffective, the remaining provisions shall remain in full force. This Agreement shall be construed according to its fair meaning and as though no single party drafted this Agreement. This Agreement shall be construed in accordance with, and governed by, the laws of the State of California.

LEASE AGREEMENT –MINI FARM (1.8 ACRE)

GOLDEN RAIN FOUNDATION

MINI FARM - LESSEE

President (Signature)

Lessee (Signature)

Print

Print

Date

Date

Mailing Address

Mailing Address

Attachments:

1. **LESSEE** Bylaws
2. **LESSEE** Resolution

Document History

Reviewed: 27 Oct 20 Amended: 23 Dec 20

Keywords: Lease Mini Recreation 1.8 Acre
 Agreement Farm



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RECREATION COMMITTEE
SUBJECT: **TENTATIVE VOTE:** AMEND 70-1406-1, LIMITATIONS ON USE
DATE: MAY 5, 2021
CC: FILE

At the May 3, 2021 meeting of the Recreation Committee, the Committee moved to recommend the GRF Board of Directors amend 70-1406-1, Limitations on Use.

I move to amend 40-1406-1, Limitations on Use, updating legal resident to authorized resident and updating document language, as presented, pending a 28-day notification to the members, and a final decision by the GRF Board of Directors on July 27, 2021.



RECREATION

Limitations on Use of Trust Property – Rules

Limitations have been placed on certain Golden Rain Foundation (GRF) Trust facilities. The Recreation Department (RD) is authorized to verify the status of any user and may enlist the Security Department (SD) and/or other agencies to enforce this policy.

1. THE FOLLOWING TRUST FACILITIES ARE PROVIDED FOR THE USE OF GRF LEGAL AUTHORIZED RESIDENTS (L/A/R) ONLY IN GOOD STANDING:

- 1.1. Car wash;
- 1.2. Fitness Center (Policy 70-1466-1);
- 1.3. Golf course (Policy 70-1429.01-1 & 70-1429.02-1);
- 1.4. Lapidary room/art room/ceramics room
- 1.5. Swimming pool (Policy 70-1468-1);
- 1.6. Woodshops;
- 1.7. Multi-use Court;
- 1.8. Bocce Ball Court;
- 1.9. Library/Veterans' Plaza;
- 1.10. Knowledge and Learning Center/Test Kitchen;
- 1.11. RV Lot/1.8 Acres;
- 1.12. Golf hitting cage.

All other Trust facilities are provided for the use of GRF L/A/Rs in good standing and their guests who are at least eighteen (18) years old except for private functions and twelve (12) years old for use of table tennis. L/A/Rs must be present at all times when guests are using these facilities.

Caregivers may assist L/A/Rs who use the facilities and remain with them, but they may not use the above facilities themselves.

Special events take precedence when approved by the RD.

2. DUE TO SAFETY FACTORS, THE FOLLOWING LIMITATIONS MUST BE ADHERED TO:

- 2.1. Power equipment, such as the equipment used in the lapidary room, woodshop, or Fitness Center, shall not be used except under the supervision of a RD approved attendant or supervisor.
- 2.2. Football, baseball, soccer, hockey, and other contact sports may not be played on GRF Trust property due to the possibility of injury to L/A/Rs and/or guests.
- 2.3. Risers may not be stacked upon one another for any activity in a clubhouse; and
- 2.4. Use of skateboards, razor-type scooters, roller skates, hoverboards, a Segway, roller blades or radio-controlled devices are prohibited on all Trust property.

3. THE FOLLOWING LIMITATIONS MUST BE ADHERED TO FOR CRAFT FAIRS,

(Apr 21)

GOLDEN RAIN FOUNDATION Seal Beach, California

RECREATION**Limitations on Use of Trust Property – Rules****FLEA MARKETS, RUMMAGE SALES, AND SWAP MEETS EXCLUDING THE GRF ARTS AND CRAFTS FESTIVAL: (POLICY 70-1480-1)**

- 3.1. Activities listed above will not be allowed for a four-week period prior to the GRF Arts and Crafts Festival;
- 3.2. The maximum number of tables allowed shall be approved by the RD;
- 3.3. All items for sale must be sold by GRF LRARs; and
- 3.4. Operations will be monitored by the RD to ensure that all rules are followed.

4. QUALIFYING GRF CLUBS/ORGANIZATIONS MAY RESERVE CLUBHOUSES SPACE FOR THE PURPOSE OF CONDUCTING BINGO GAMES UNDER THE FOLLOWING CONDITIONS:

- 4.1. The Club or Organization must be exempted from the payment of the bank and corporation tax pursuant to California Penal Code Section 326.5;
- 4.2. All receipts from bingo games must be used for charitable purposes;
- 4.3. Specifically, all profits from the game must be used to directly benefit shareholder/GRF LRARs, in consideration of which the profits may be donated to various Leisure World charitable organizations;
- 4.4. 4.3. Golden Rain Foundations, and specifically the Recreation Committee reserves the right to determine what organizations may be recipients of the profits in the case of a dispute;
- 4.5. 4.4. No Club of Organization will be permitted to conduct bingo games more than 12 hours per calendar month.

5. CLUBHOUSE RULES

The following rules are to be posted in all clubhouses for the information and guidance of all concerned:

- 5.1. Clubhouse lobbies will be available for reservations with RD head approval. Lobby furniture may only be moved by custodial staff;
- 5.2. Dining and kitchen facilities shall be cleaned by the reserving LRAR after being used. (Policy 70-1411-1);
- 5.3. Clubhouse One (1) and Clubhouse Two (2) Picnic Area shall be cleaned by the reserving LRAR after being used, except for the BBQ;
- 5.4. BBQ's will be cleaned by the custodians after it has cooled down;
- 5.5. The regulation of the thermostats shall only be controlled by the custodian on duty;
- 5.6. Malfunctioning and/or damaged equipment shall be reported to the custodian or the RD;
- 5.7. Items shall not be hung on window coverings or partitions at any time;
- 5.8. Only blue low tack painters' tape shall be used to attach items to the walls – no other type of adhesive is authorized. Push pins or tacks may be used to attach

(Apr 21)

GOLDEN RAIN FOUNDATION Seal Beach, California



RECREATION

Limitations on Use of Trust Property – Rules

- items to the soundproofing panels. No push pins or tacks can be used on walls. Any cost to repair will be charged to reserving party;
- 5.9. Items shall not be stored in any area of any Clubhouse without RD approval;
- 5.10. Decibel sound levels inside clubhouses and outdoor entertainment areas should not exceed eighty (80) decibels and will be monitored by staff on duty;
- 5.11. Children under the age of eighteen (18) years shall remain under the constant visual supervision of an adult;
- 5.12. No Smoking (Policy 70-1412.02-1);
- 5.13. Only licensed Service or Emotional Support Animals, duly registered with Stock Transfer, are permitted in or on Trust property. (Policy 50-1023-1);
- 5.14. Power-driven mobility devices operated inside the clubhouses shall display an authorized handicap decal issued by the SD. The vehicle shall be operated at the lowest possible speed at all times within a clubhouse. Electric wheelchairs are exempted;
- 5.15. Any person, persons or activities which disturb an event shall be brought to the attention of the custodian or the SD;
- 5.16. All damages, repairs or unusual cleaning costs shall be the responsibility of the reserving LRAR;
- 5.17. LRARs shall notify the RD when a caterer will be used. (Policy 70-1431-1);
- 5.18. No open flame/cCandles shall ~~only~~ be used in Trust facilities, ~~without carpeting~~;
- 5.19. GRF reserves the right to disallow the use of Trust property to any LRAR at any time; and
- 5.20. GRF and custodial staff meal and break periods must be adhered to without interruption (California Labor Laws)

6. SPECIFIC RULES OF CLUBS OR ORGANIZATIONS USING TRUST PROPERTY

Any club or organization using Trust property cannot make rules or regulations that conflict with the established rules and regulations of the GRF.

Neither the GRF, nor staff employed by the GRF, may become involved with enforcement of club or organization rules or regulations.

7. USE OF CLUBHOUSE FACILITIES BY OUTSIDE ORGANIZATIONS

GRF LRARs in good standing that belong to an organization outside of the community may be permitted to reserve a clubhouse facility once each calendar year for an event by that organization if space is available, for a fee. LRARs are responsible for the organizations' activities and shall ensure that the organization follows all established rules relating to Trust property use. In the event that more than one LRAR belongs to the same outside organization, that organization is still limited to one invitation per calendar year.

There will also be a non-refundable usage fee depending on the number of attendees.

(Apr 21)

GOLDEN RAIN FOUNDATION Seal Beach, California



RECREATION

Limitations on Use of Trust Property – Rules

See policy 70-1406-2.

8. GRF SPONSORED ACTIVITIES

Revenue-generating reservations ~~will~~ must be approved by the Recreation Committee.

LRARs are able to invite guests as long as the number of guests does not comprise a majority of the attendees.

9. HOURS

9.1. The clubhouses will be open for the use of LRARs and guests accompanying them from 7:30 am to 10:00 pm.

9.2. Hours of operation for the Fitness Center, Golf Course, and Swimming Pool will be determined administratively;

9.3. The Fitness Center, Golf Course, Multi-use court, Bocce ball, and Swimming Pool will be limited to LRARs. Caregivers or guests are not permitted to use these areas;

9.4. The Fitness Center, Golf Course, and Swimming Pool will be closed Thanksgiving, Christmas, and New Year's Day;

9.5. Any Trust facility may be closed at any time for maintenance.;

9.5.9.6. No personal trainers are allowed in the Fitness Center; unless personal trainers will be approved by the Recreation Department and the Recreation Committee;

9.6.9.7. The Amphitheater will be available for use by recognized clubs and organizations by reservation only. (Policy 70-1412.02-1);

9.7.9.8. The Golden Age Foundation can use the hospitality area in any Clubhouse, on any holiday, for the benefit of the LRARs, with approval of the Recreation Committee;

9.8.9.9. Clubhouses One (1), Two (2), Four (4), and Six (6) will be closed Thanksgiving, Christmas, and New Year's Day. Exceptions are at the discretion of the RD;

9.9.9.10. Any permanent operational time change(s) must be approved by the Recreation Committee.

10. NOTICE OF CLOSING

Whenever it may become necessary to close down or limit the use of any Trust facility for a non-emergency reason, advance notice of up to one month is to be given to the RD, who, will give proper notification to all concerned.

11. CHARGES

11.1. Charges will be assessed for clubs and/or private parties using Trust facilities when the scheduled or actual use extends beyond the official hours, or when additional help or special accommodations are required. The rate to be used

(Apr 21)

GOLDEN RAIN FOUNDATION Seal Beach, California

RECREATION**Limitations on Use of Trust Property – Rules**

- 174 is the lowest established billing rate currently in effect as determined and
 175 published by the Accounting Office. In the event of overtime, a minimum of one
 176 hour will be charged;
 177 **11.2.** Parties requesting the use of meeting rooms will be required to pay all charges
 178 for damages, repairs or unusual cleaning costs.
 179 **11.3.** See 70-1406-2, Limitation on Use, Fees.

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Document History

Adopted:	19 Oct 71	Amended:	16 May 78	Amended:	18 Sept 79
Amended:	15 Nov 83	Amended:	19 Aug 86	Amended:	21 Oct 86
Amended:	16 Aug 88	Amended:	31 Jan 95	Amended:	20 Aug 96
Amended:	17 Mar 98	Amended:	19 May 98	Amended:	21 Jul 98
Amended:	16 Sep 03	Amended:	20 Mar 07	Amended:	28 Apr 14
Amended:	13 Apr 17	Amended:	19 Dec 17	Amended:	23 Jul 19
Amended:	28 Jan 20	Amended:	05 Apr 21		

Keywords: Recreation Trust Bingo Fundraisers
 Property

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RECREATION COMMITTEE
SUBJECT: AMEND 70-1429-02-1, GOLF COURSE RULES
DATE: MAY 5, 2021
CC: FILE

At the May 3, 2021 meeting of the Recreation Committee, the Committee moved to recommend the GRF Board of Directors amend 70-1429.02-1, Golf Course Rules.

I move to amend 70-1420.02-1, Golf Course Rules, updating legal resident to authorized resident, as presented.



RECREATION

Golf Course Rules

The following rules will be posted and are to be observed by all players:

1. The golf course is for Authorized Residents (A/R) only. No visitors are permitted.
2. Each person playing golf must have his/her own clubs.
3. All players must come to the starters' window and register for each round of golf.
4. Practice, prior to the opening of the golf course in the morning, shall be confined to the designated greens adjacent to the Golden Rain Road. Players are not to practice when the practice greens are closed for grounds maintenance, during rain, when frost is on the ground, or at any other time when such practice will be injurious to the turf.
5. Players must use a tee in the teeing area.
6. Players must repair all ball marks on the greens and replace divots.
7. Players may not play more than one ball.
8. Practice pitching to any playing green is not permitted. This includes the practice putting green, except as provided in Rule 4 above.
9. Slow players must permit faster players to play through.
10. Retrieving of golf balls from the lake is not permitted.
11. The golf course starters have full control of play on the course at all times.
12. Players may not wear metal-spiked golf shoes on the golf course and greens.
13. Motorized carts of any kind are not allowed on the golf course.

Document History

Adopted:	18 Jul 89	Amended:	19 Oct 93	Amended:	21 Oct 97
Amended:	19 Apr 05	Reviewed:	08 Feb 17	Reviewed:	03 May 18
Reviewed:	03 Jul 18	Amended:	23 Jul 19	Amended:	23 Feb 21

Keywords: Golf Course Rules Recreation



BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RECREATION COMMITTEE
SUBJECT: **TENTATIVE VOTE:** AMEND 70-1468-1, SWIMMING POOL RULES
DATE: MAY 5, 2021
CC: FILE

At the May 3, 2021 meeting of the Recreation Committee, the Committee moved to recommend the GRF Board of Directors amend 70-1468-1, Swimming Pool Rules.

I move to amend 70-1468-1, Swimming Rules, prohibiting photograph in the pool area, updating document language, updating the hot pool information, updating the number of swimming lanes to five (5), and updating lap swim rules, as presented, pending a 28-day notification to the members, and a final decision by the GRF Board of Directors on July 27, 2021.



Swimming Pool Rules

1. RULES

The following rules are to be posted at the pool facilities:

- 1.1.** The pool and shower facilities are for Aauthorized Residents only.
- 1.2.** The shower facilities are for pool users using the pool facilities only.
- 1.3.** Pool users must shower before entering the swimming pool or hot pool.
- 1.4.** Pool users must provide their own towel for drying their bodies and/or hair (paper towels may not be used for this purpose).
- 1.5.** Flip flops or shower-type shoes must be worn in the shower facilities and locker area.
- 1.6.** Coloring hair in any pool facility is prohibited.
- 1.7.** Only waterproof sunscreen lotion may be applied when using the pool facilities.
- 1.8.** Light snacks are permitted in the table area only.
- 1.9.** Glassware is not permitted in the pool area.
- 1.10.** Swimming caps are recommended for members with long hair.
- 1.11.** No Diving allowed.
- 1.12.** Pool users must observe hot pool time limit (15 minutes).
- 1.13.** Running on pool deck is prohibited.
- 1.14.** Seats may not be reserved.
- 1.15.** Personal belongings are to be kept in a locker, but overnight storage of personal belongings is prohibited.
- ~~1.15.~~ 1.16.** No photography is allowed in the pool area.
- ~~1.16.~~ 1.17.** Approved swim fins are permitted between the hours of 11:00 am to 2:00 pm.
- ~~1.17.~~ 1.18.** Approved flotation devices are permitted between the hours of 11:00 am to 4:00 pm; and



Swimming Pool Rules

~~1.18.~~ 1.19. The pool attendant is in charge of the pool area at all times.

2. POOL TEMPERATURES

In conformity with the recommendations of the Orange County Health Care Agency Medical Director of the Health Care Center on Golden Rain Road and the requirements of the GRF's liability insurance carrier, the following pool temperatures will be maintained:

2.1. Swimming Pool: 82° to 84°

2.2. Hot Pool: Not more than 104°

Anyone who has been consuming alcoholic drinks should not use the hot pool. Hot pool use is limited to 15 minutes.

3. HOT POOL INFORMATION

~~When your body, that has a normal temperature of 98.6°, is immersed in water with a temperature of 102°-104°, your body temperature increases and eventually becomes the same temperature as the water. As your body attempts to lower in temperature, the heart rate increases and capillary blood vessels dilate. This causes the blood pressure to drop and may cause fainting when you stand. The blood pressure can drop further as a result of perspiration from the heat.~~

Be aware that using the hot pool does or can cause the following:

3.1. Increase the workload of your heart.

3.2. Can cause~~uses~~ your blood pressure to drop, which may cause fainting when you stand, ~~and injury may occur from the resulting fall.~~

3.3. Can cause dehydration.

~~People have been hospitalized with hyperthermia after using the hot pool. The Health Care Center on Golden Rain Road makes 4 or 5 emergency calls a year to aid persons who have fainted after using the hot pool.~~

When using the hot pool, alternate 5 minutes in the hot pool and the regular pool, but spend no more than a total of 15 minutes in the hot pool.

~~If you are being treated for high blood pressure or heart trouble, you must have your doctor's written permission to use the hot pool.~~



Swimming Pool Rules

4. ~~POOL RULES OF ETIQUETTE~~ LAP SWIM RULES

~~To maintain an atmosphere in which all people feel comfortable, the GRF insists on certain standards of behavior.~~

- 4.1.** The lap swimming area is designated by the parallel lane lines on the bottom of the pool.
- 4.2.** Lap swimmers must swim parallel between lanes.
- 4.3.** There are ~~four~~ five swimming lanes available. The first swimmer in each lane has priority.
- 4.4.** If more than ~~four~~ five lap swimmers are present, a second swimmer may share the lane. ~~no priority exists.~~ Everyone must make room for additional swimmers.
- 4.5.** People wading, exercising, or socializing should remain in the shallow area adjacent to the steps.
- 4.6.** Backstroke swimming will not be permitted when the pool attendant deems conditions unsafe.

Document History

Adopted:	22 Jul 14	Amended:	13 Apr 17	Amended:	22 May 18
Amended:	23 Jul 19	Amended:	23 Feb 21		

Keywords: Pool Rules Etiquette Swimming Recreation



BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RECREATION COMMITTEE
SUBJECT: **TENTATIVE VOTE:** AMEND 70-1487-1, RECREATIONAL VEHICLE LOT (RVL) RULES AND REGULATIONS
DATE: MAY 5, 2021
CC: FILE

At the May 3, 2021 meeting of the Recreation Committee, the Committee moved to recommend the GRF Board of Directors amend 70-1487-1, Recreations Vehicle Lot (RVL) Rules and Regulations.

I move to amend 70-1487-1, Recreations Vehicle Lot (RVL) Rules and Regulations updating legal residents to authorized residents, establishing that the annual lease fee shall increase at the time of the renewal, updating policy language, as presented, pending a 28-day notification to the members, and a final decision by the GRF Board of Directors on July 27, 2021.

**Recreational Vehicle Lot (RVL) – Rules and Regulations**

Renter/Lessee, (R/L), must follow all rules and is subject to any consequences for failure to do so. The Member/Owner, (M/O), is ultimately responsible for the behavior and actions of their R/L and will be held responsible for any fees, fines or disciplinary consequences incurred by the R/L. See Policy 30-5093-1, Shareholder Code of Conduct.

1. RECREATIONAL VEHICLE LOT (RVL) GENERAL USE CONDITIONS:

1.1. The RVL and its facilities shall be maintained for the benefit of all Golden Rain Foundation (GRF) Authorized Residents (A/R) ~~Members~~ in good standing, (Member/Owner, Co-occupant, Qualified Permanent Resident, and Mutual Renter/Lessee [R/L]) per the terms and conditions of the Trust Agreement, GRF Bylaws, and Policies. “Good standing” means that Members may not be delinquent on any assessment (more than 30 days), and related charges, fees or fines as verified by Stock Transfer and Finance Departments, for the storage of their Qualifying Recreational Vehicle(s) (QRV).

1.2. If the M/O subsequently rents their apartment, the M/O forfeits the right to retain their space and must notify the Recreation Department and remove their vehicle immediately.

1.3. If the R/L has leased a space in the RVL, the lease shall be terminated immediately upon termination of their tenancy in the M/O’s unit.

1.4. The M/O is ultimately responsible for the behavior and actions of their R/L and will be held responsible for any fees, fines or disciplinary consequences incurred by the R/L. See Policy 30-5093-1, Member Code of Conduct.

1.5. The Recreation Department has the primary responsibility for administration, governance and coordination of maintenance issues for the RVL. The RVL is authorized by the (GRF) Board of Directors (BOD). For information or maintenance issues in regard to the RVL, call the RVL Attendant at (562) 431-6586 ext. 373.

~~1.5.~~ **1.6. Annual lease fees shall increase at the time of renewal.**

2. Except where otherwise defined and or approved by GRF policies, QRV will be defined in accordance with California Health and Safety Code (CHSC) 18010 as follows:

“Recreational Vehicle” means both of the following:

2.1. A motor home, camper van, travel trailer, truck camper, camping trailer, with or without motive power, designed for recreational purposes, emergency, or other occupancy that meets all of the following criteria:

2.1.1. It contains less than 320 square feet of internal living room area, excluding built-in equipment, including, but not limited to wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms

2.1.2. It contains 400 square feet or less of gross area measured at

**Recreational Vehicle Lot (RVL) – Rules and Regulations**

- maximum horizontal projections
- 2.1.3.** It is built on a single chassis
- 2.1.4.** It is either self-propelled, truck mounted, or permanently towable on the highways without a permit, i.e., car caddy
- 2.2.** A park trailer, as defined in Section 18009.3 (CHSC).
- 3.** The following ~~QRV'S described solely owned by an A/R GRF Member(s) QRV, operated and registered by the~~ Department of Motor Vehicles (DMV) ~~registered is~~ are eligible to be placed in a leased GRF RVL space. All vehicles must be in operating condition:
- ~~RVL space. All vehicles must be in operating condition:~~
- 3.1.** Travel Trailers 13 to 40 feet in length
- 3.2.** Fifth wheel trailers 15 to 40 feet in length
- 3.3.** Folding camp trailers
- 3.4.** Class A recreational motor home, built on a truck chassis with a gasoline or diesel engine
- 3.5.** Class C recreational motor home, built on a modified van chassis and usually overhangs the cab
- 3.6.** Class B conversion van camper (may have a raised roof)
- 3.7.** Boats on trailers (personal water craft i.e. jet skis, Sea Doos or similar vessels)
- 3.8.** Empty boat trailers are allowed to park in the lessee's leased space. The trailer and boat must be inspected together at the initial inspection and subsequently every six months (semi-annually)
- 3.9.** Box trailers used solely for recreational purposes. No storage or workshops are permitted inside box trailers. Any QRV inside of a box trailer must be operational at all times; in working order and ready to use. Box trailers are subject to random inspection
- 4.** The following described vehicles are **NOT** permitted to be placed in a leased QRV space and may be towed away at the Member's expense upon approval of the GRF BOD. The QRV **MUST BE** used primarily for the purpose for which it was designed.
- 4.1.** RV of former GRF Members
- 4.2.** Flat-bed trailers of dimensions greater than 7 feet wide or 10 feet long (including the tongue)

**Recreational Vehicle Lot (RVL) – Rules and Regulations****4.2.4.3. Non-Commercially manufactured QRVs and Trailers**

4.3.4.4. Commercial rental, or similar type, open or closed trailers

4.4.4.5. Any eligible (as described in Section 2) DMV registered RV, passenger or commercial vehicle converted into a storage unit

4.5.4.6. Any trailer (other than flat-bed trailers described in Section 2) used to transport cargo that was not intended by the manufacturer for recreation.

4.6.4.7. RV not currently registered with GRF Recreation Department

5. All GRF approved QRV must be in operating condition at ALL times and shall be required to display current on-street/highway registration, of any state, on the license plate.

5.5.1. **Vehicles must be moved out of the lot and inspected annually.**

6. Only a GRF approved QRV, registered solely to GRF Member(s) will be given a one year RVL lease. The GRF Member(s) will provide the following information at the time of the initial application within 30 days of their QRV registration renewal:

6.1. A valid GRF Member's State issued driver's license

6.2. Proof of appropriate liability insurance with the GRF Member's name as the primary insured

6.3. Vehicle registration papers with the GRF Member(s) name as sole owner

6.4. The current GRF Member's identification card

6.5. Current emergency contact information

Non-compliance with the above will result in cancellation of the lease in the RVL, towing of the QRV and/or disciplinary action.

7. Any changes in the QRV ownership, GRF Member's address, insurance, phone number, emergency contact or license plate number of the QRV, must be reported to Recreation Department within seven (7) days of the change. Written notification shall be mailed, or delivered by hand to: **Golden Rain Foundation P.O. Box 2069, Seal Beach, CA, 90740.** The Recreation Department will acknowledge receipt of the documents in writing.

8. Non-compliance with any rule or regulation contained in this policy may result in cancellation of the RVL lease, towing of the QRV and/or disciplinary action.

9. Spaces in the RVL will be assigned by the GRF Recreation Department on a first come, first served basis, one vehicle per space, at its sole discretion. A maximum of one space per Leisure World address will be assigned. Spaces will be assigned by the length of the vehicle in order to make the best use of the available spaces. Space assignments are subject to change upon notification. QRV shall only be parked within the footprint

**Recreational Vehicle Lot (RVL) – Rules and Regulations**

of the assigned space. A car caddy, as described in Section 2, may be parked with a motorhome if space allows. QRV not parked in their assigned space will be subject to tow at Member's expense (See Policy 80-1937-1 ~~1927-37~~) and/or the Member may be subject to disciplinary action.

10. No structures of any kind may be erected on the leased space (i.e., tents, portable garages, shed, unauthorized storage units, etc.). Only one (1) GRF pre-approved storage unit may be placed in the space. A list of approved storage units can be obtained from the RVL Attendant.
11. The Recreation Department may request that GRF approved QRV will be moved as required for maintenance of the RVL. When a ten (10) day notice has been issued, and if the QRV has not been moved, Staff may move the QRV or have the vehicle moved or towed. All costs incurred will then be charged to the GRF Member leasing the space.
12. Annual billing will be sent to every lessee in the RVL prior to June 1st. A prorated refund will be given only if the space is cancelled by GRF during the lease period.
13. The RVL access shall only be granted to those GRF Members having a RVL lot lease. A maximum of one key and one remote per space will be issued. Keys and remotes are the property of the GRF and are issued by the RVL Attendant upon signing a lease for a space. The GRF Member will be the only one issued a key and remote for access to the RVL. The GRF Member may not give or loan their key or remote to anyone. **Non-residents will not be allowed entry into the RVL without the GRF Member being present. The GRF Member must remain with the guest during the duration of their time in the RVL. All QRV will need to be driven or towed off of the lot by the Lessee. Authorization for entry letters will not be allowed. The Lessee is responsible for their guests at all times.**
14. The Recreation Department will charge a deposit for the key and remote. This fee is refundable upon key and remote return to the GRF Recreation Department. Altering or reprogramming remotes or duplicating the key, will result in disciplinary action and/or the termination of the RVL lease and/or tow of the QRV. **No one without a QRV in the RVL shall have a remote or key. Anyone using same will be removed from the RVL, have the remote and key taken and will no longer be allowed in the RVL, even as a guest.**
15. A current copy of the *Recreational Vehicle Lot (RVL) Rules and Regulations Policy* ~~1487-50~~ 70-1487-1 and *Fees and Fines for the RVL* ~~1487-01-50~~ 70-1487-2, will be issued to the responsible party of the leased space at the time of application. The GRF Recreation Department will notify the GRF Member when Policy ~~1487-50~~ 70-1487-1 or ~~1487-01-50~~ 70-1487-2 are revised by the GRF.
16. The GRF BOD has authorized the Policy/Parking Review Violation (PRV) Panel to review all citations specific to the RVL, Policy ~~1487-50~~ 70-1487-1, and has authorized the GRF Recreation Department to strictly enforce the GRF RVL Policy ~~1487-50~~ 70-1487-1 and ~~1487-01-50~~ 70-1487-2 noted herein. The GRF BOD has authorized the Recreation Department to tow or remove vehicles or property in violation of this policy,

**Recreational Vehicle Lot (RVL) – Rules and Regulations**

from the RVL at the member's expense. Any exceptions to Policy ~~70-1487-1~~ 1487-50 or ~~70-1487-2~~ 1487-01-50 require the written approval of the Executive Director or designee and BOD President of the Golden Rain Foundation. Member ~~violation~~ citation records shall be kept for three (3) years. The GRF BOD has established penalties for violations and has noted them on the fine schedule in Policy ~~70-1487-2~~ 1487-01-50. Penalties may be greater for repeated violations within a three (3) year period.

17. It is prohibited to allow QRV slide outs to be extended. Exception: when using the charging station.
18. It is prohibited to operate a generator in an unattended QRV. When the GRF Security or RVL Staff observes an infraction of this rule, the QRV will be issued a citation. The GRF Staff will attempt to notify the owner to shut it off.
19. If a QRV is occupied (lived in) while it is parked in the RVL, the responsible GRF Member will be subject to disciplinary action by the GRF PRV Panel. This violation may terminate the lease and/or tow of the QRV.
20. The speed limit within the RVL is five (5) miles per hour.
21. Drivers must observe established roadways. NO driving through or across any unoccupied spaces is permitted.
22. Drivers must follow the natural angle of entry and departure to and from their space.
23. Drivers shall not short the acute angle, nor cross lines or marked corners.
24. No off road vehicles are to be driven in the lot at any time, but the GRF Member may load and unload them from their trailer.
25. All vehicles stored in the RVL must be operational at all times. Operational is defined as "in use, in working order or ready to use."
26. No QRV stored in the RVL shall be on a planned non-operation (PNO) status.
27. All QRV leasing a space in the RVL must have a valid GRF RVL use ID sticker, clearly placed on the vehicle.
28. Members shall not engage in any conduct that creates a nuisance or otherwise interferes with the use and enjoyment of other Members' spaces or adjacent residences.
29. All of the conditions of the Lease must be followed at all times.
30. The use of the Dump station is for Lessees only and all posted procedures shall be strictly followed. An exception may be granted at the discretion of the RD.
31. No repairs of any kind shall take place at the charging station.
32. QRV listed for sale shall be approved by the RVL Attendant and posted on the bulletin board by the lot entrance. All sales must be by the owner only. No second party or broker sales will be allowed in the RVL. No "For Sale" signs are to be posted on the

**Recreational Vehicle Lot (RVL) – Rules and Regulations**

- 197 QRV.
- 198 **33.** Anyone selling a QRV that belongs to another can have their RVL privileges suspended
199 or revoked and their lease canceled and/or the QRV towed.
- 200 **34.** No pets are allowed in the RVL other than to transfer the pet from one vehicle to the
201 other.
- 202 **35.** The pedestrian gate must be locked immediately after passing through at all times.
- 203 **36.** Guests shall not drive or leave their vehicles in the RVL at any time. This includes golf
204 carts.
- 205 **37.** Spaces are NOT transferrable. If a QRV is replaced for the same type and size, then a
206 Lessee can maintain their space, but the Lessee must notify the RVL Attendant and
207 update their paperwork. If the QRV is smaller, it may result in a mandatory space
208 change.
- 209 **38.** If the Lessee sells their vehicle, that space is not transferable. If the buyer is a ~~GRF~~
210 ~~Member~~ an A/R and is requesting a space in the RVL, they must be added to the waiting
211 list in the chronological order of the request.
- 212 **39.** Lessees are required to keep the area around their QRV clean and free of debris and
213 clutter at all times.
214
- 215 **39.1.** All trash is to be placed in trash containers
- 216 **39.2.** No debris shall be tossed onto the ground
- 217 **39.3.** No hazardous materials are to be disposed of in the RVL (i.e., batteries, tires,
218 anti- freeze and other vehicle fluids)
- 219 **39.4.** ~~GRF Members~~ Lessees should be conscious of standing water and make
220 every effort to avoid this (i.e., drain plug pulled, covers taut, etc.)
- 221 **39.5.** Tarps and covers must not be frayed or torn or create an appearance of
222 neglect
223
- 224 **40.** It is prohibited to level, support or raise QRV, trailers or vehicle frames with anything
225 other than permanently installed jacks.
- 226 **41.** Wheel chocks, planks, bricks, wheel covers, etc., are not to be abandoned in an
227 unoccupied ~~GRF Member's~~ space. Abandoned materials may be discarded by the GRF
228 RVL Staff, without notice to the ~~Member~~ A/R.
- 229 **42.** Damage caused to GRF property or another Lessee's property must be reported to the
230 RVL Attendant immediately or in his/her absence to the Security Department, and
231 liability will be assumed by the damaging party. Failure to do so may result in
232 immediate accordance with the California DMV Code Section 20002.
- 233 **43.** No unapproved work or maintenance shall be done to any vehicle while in the RVL,
234 unless provided by Policy 70-1487-2 ~~1487-02-50~~.

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70-1487-1



Recreational Vehicle Lot (RVL) – Rules and Regulations

- 235 **44.** One vehicle may remain in the Lessee's space when the QRV is being used on a trip.
236 The vehicle must have a valid GRF Security issued decal on their windshield. No GRF
237 ~~Member~~ visitor passes are allowed. A Lot use pass must be obtained from the RVL
238 Attendant and posted on the dashboard of the vehicle during the ~~Member's~~ A/R's trip.
- 239 **45.** Any prior RV or vehicle Parking Storage Lot Rules and Regulations or agreements in
240 existence at the time of Policy 70-1487-1 ~~1487-50~~ and Policy 70-1487-2 ~~1487.01-50~~;
241 adoption, are superseded and canceled.
- 242 **46.** Non-payment of fees in addition to any late fees incurred may result in the disciplinary
243 procedures being implemented by GRF and imposition of fines up to \$500 and/or
244 cancellation of lease.
- 245 **47.** If an issued citation has not been addressed/corrected by the ~~Member~~ Lessee within
246 thirty (30) days of notification, a second citation will be issued. If the ~~Member~~ Lessee
247 continues to ignore the violation, the GRF PRV Panel may recommend to the GRF
248 BOD, the termination of the lease and/or tow of the QRV.
249
250

Document History

Adopted: 27 Feb 18 Amended: 23 Jul 19 Amended: 23 Dec 20

Keywords: RV Recreational Lot Rules Recreation
Vehicle



BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RECREATION COMMITTEE
SUBJECT: **FINAL VOTE:** AMEND 70-1487-2, RECREATIONAL VEHICLE LOT (RVL) –
SCHEDULE OF FEES AND MONETARY FINES
DATE: MAY 20, 2021
CC: FILE

At the March 23 meeting of the GRF Board of Directors, the Board voted to tentatively amend 70-1487-2, Recreational Vehicle Lot (RVL) – Schedule of Fees and Monetary Fines, pending a 28-day notice period to Foundation members. The document draft was published in the March 25 edition of 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 correspondence was received during the 28-day notification to the membership period.

Operational expenses are calculated at.

2021 Budget Expense	\$20,656	
RV Lot Attendant	\$26,208	
RC Admin	\$5,094	at \$18 per stall
FC Admin	\$3,396	at \$12 per stall
Sub Total	\$55,354	
Budgeted Income	\$46,000	
Sub Total	-\$9,354	
20% Stall increase	\$9,200	
Break Even	-\$154	
Number of Stalls	283	

The current annual rates are:

10 foot to 20-foot space, \$170
21 foot to 30-foot space, \$200
31-foot to 40-foot space, \$290

The new recommended annual rate is:

10 foot to 20-foot space, \$204 (\$34 increase)
21 foot to 30-foot space, \$240 (\$40 increase)
31-foot to 40-foot space, \$348 (\$58 increase)

I move to approve the 20% increase in the annual lease fee for spaces at the 5.5 Acre RV Lot, as presented.



RECREATION

Recreational Vehicle Lot (RVL) - Schedule of Fees and Monetary Fines

SCHEDULE OF FEES AND MONETARY FINES FOR NOTICE OF VIOLATION

1. FEES

1.1. Annual Space Lease Fee

1.1.1.	10 foot to 20 foot parking space	\$ 170 204.00
1.1.2.	21 foot to 30 foot parking space	\$ 200 240.00
1.1.3.	31 foot to 40 foot parking space	\$ 290 348.00

	First Offense	Second/Subsequent Offense
#001 HAZARDOUS MATERIAL	\$50.00	\$50.00
#002 JACK SUPPORT	\$50.00	\$50.00
#003 ILLEGAL JACK	\$50.00	\$50.00
#004 FLAT TIRE	FIX-IT - TEN (10) DAYS	\$50.00
#005 MAINTENANCE OR REPAIR	\$100.00	\$200.00
#006 TORN, WORN OUT RV COVERS	FIX-IT - TEN (10) DAYS	\$50.00
#007 FAILURE TO PROVIDE REGISTRATION PAPERWORK	CANCELLATION OF LEASE	
#008 EXPIRED REGISTRATION	FIX-IT - TEN (10) DAYS	AFTER 10 DAYS CANCELLATION OF LEASE
#009 NO VALID RVL ID STICKER	FIX-IT - TEN (10) DAYS	AFTER 10 DAYS CANCELLATION OF LEASE
#010 UTILIZING QRV AS LIVING QUARTERS	MAY CAUSE CANCELLATION OF LEASE	
#011 CLUTTER	\$50.00	\$100.00



RECREATION

Recreational Vehicle Lot (RVL) - Schedule of Fees and Monetary Fines

	First Offense	Second/Subsequent Offense
#012 UNAUTHORIZED STORAGE OUTSIDE QRV	\$50.00	\$100.00
#013 UNAUTHORIZED VEHICLE IN SPACE	\$50.00	\$100.00
#014 QRV USED AS A STORAGE UNIT, BUSINESS OR WORKSHOP	\$50.00	\$100.00
#015 GENERATOR RUNNING UNATTENDED	\$50.00	\$100.00
#016 NON-APPROVED STORAGE UNIT ERECTED IN SPACE	\$50.00	\$100.00
#017 QRV INOPERABLE	FIX-IT - TEN (10) DAYS	AFTER 10 DAYS CANCELLATION OF LEASE
#018 FAILURE TO NOTIFY GRF OF QRV CHANGES TO THE OWNERSHIP, REGISTRATION, INSURANCE, ADDRESS, PHONE NUMBER, OR EMERGENCY CONTACT	FIX-IT TEN (10) DAYS	AFTER 10 DAYS CANCELLATION OF LEASE
#019 ALTERATION OR RE-PROGRAMMING OF REMOTE OR DUPLICATION OF KEYS	CANCELLATION OF LEASE	
#020 QRV SLIDE OUT EXTENDED FOR MORE THAN ONE DAY	\$50.00	\$100.00



RECREATION

Recreational Vehicle Lot (RVL) - Schedule of Fees and Monetary Fines

	First Offense	Second/Subsequent Offense
#021 QRV EXCESS SPEED LIMIT IN RVL	\$25.00	\$50.00
#022 OFF ROAD VEHICLE DRIVEN IN RVL	\$25.00	\$50.00
#023 PARKING AT CHARGING STATION IN EXCESS OF 24 HOURS	\$50.00	\$100.00
#024 VIOLATION OF DUMP STATION PROCEDURES	\$50.00	\$100.00
#025 SALE OF QRV BY SOMEONE OTHER THAN OWNER	\$100.00	\$200.00
#026 FOR SALE SIGN ON QRV IN RVL	\$20.00	\$20.00
#027 PETS IN RVL	\$25.00	\$50.00
#028 WILLFUL DESTRUCTION OF GRF PROPERTY IN THE RVL	CANCELLATION OF LEASE	

Document History

Adopted: 27 Feb 18 Amended: 23 Jul 19 Amended: 24 Sep 19

Keywords: Fee RVL Recreational Vehicle Lot

(Sep 19)

GOLDEN RAIN FOUNDATION Seal Beach, California

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RECREATION COMMITTEE
SUBJECT: AMEND 70-1428-3, CLUBHOUSE ARTWORK DISPLAYS
DATE: MAY 6, 2021
CC: FILE

At the May 3, 2021 meeting of the Recreation Committee, the Committee moved to recommend the GRF Board of Directors amend 70-1428-3, Clubhouse Artwork Displays.

I move to amend 70-1428-3, Clubhouse Artwork Displays, updating document language, and establishing the terms for displaying artwork, including display location, length of display period, artwork content, sales, and publicity, as presented.



RECREATION

Clubhouse Artwork Displays

1. All clubhouses and Trust property are available for the temporary display of artwork created by Golden Rain Foundation Authorized Residents (A/R's) (GRF) Members as space permits.
2. The Recreation Department (RD) head, in consultation with the Architectural Design and Review (ADR) Committee (ADRC), is responsible for the display of such artwork in the clubhouses.
3. Display of artwork is at the discretion of the ~~Recreation Department~~ RD head head, in consultation with representatives of arts and crafts clubs and/or the ADRC, to make the selections for display.
4. In Clubhouse Three, all hanging artwork on display must be hung using the display system; the wall behind the display system is not to be tampered with or damaged in any way. Exhibitors assume responsibility for any damage to GRF property.
5. Each display will remain in place for a mutually agreed upon time – generally for a period of ~~two~~ three months.
6. No display will remain in place indefinitely. Permanent display of artwork or pictures will not be permitted without specific permission of the ~~Recreation Department~~ RD head in consultation with ADRC.
- ~~All artwork is the responsibility of the owner. In case of loss or damage, the owner will hold harmless the (GRF) for any loss or damage to same.~~
7. The GRF assumes no responsibility for loss, damage, or destruction of items while in transit, while on display, or during the set-up or take down of the exhibit. All items brought to and placed in the display space are done so at the owner's risk.
8. The GRF will not provide storage for the property of organizations or individuals displaying the on GRF Trust Property. (this includes items used in preparation for the setting up or removal of a display).
- ~~Set-up and removal of displays should take place in as concise a time as possible.~~
- 2.9. The setting up and removing of display materials is the responsibility of the Artist/Club and must be done at the days and times agreed upon with the RD. –Recreation Committee.
10. GRF Reserves the right to dismantle an exhibit that has been left past the assigned display time.



RECREATION

Clubhouse Artwork Displays

~~3. Permanent display of artwork or pictures will not be permitted without specific permission of the Recreation Department head in consultation with the ADR.~~

11. Honorariums earned by members or clubs may be temporarily or permanently displayed at the discretion of the Recreation Department head in consultation with ADR C.

12. Guidelines Content:

12.1. All Artists shall present their exhibits in a tasteful, artistic, and professional looking manner.

12.2. Granting of permission to display materials does not imply GRF endorsement of content; nor will the GRF accept responsibility for the accuracy or inaccuracy of statements made in such materials.

12.3. All displays must meet existing State and Federal laws on obscenity, libel, defamation of character, and invasion of privacy. Displays may not promote or represent any activity or purpose that is in violation of local, state, or federal ordinances or laws, including copyright and public performance laws.

12.4. Displays may not oppose or support either a candidate for elective office or an issue appearing on the ballot.

12.5. Displays may not be used for either promotion or opposition of specific religious or philosophical/motivational groups.

12.6. No exhibitor may solicit ~~members~~ for contributions in their exhibits.

12.7. Prospective exhibitors should keep in mind that the display space is located in a very open and prominent part of the Clubhouse; as such, it will be viewable by all residents. Accordingly, the GRF discourages proposed exhibitions that include significant elements of sexually explicit imagery, nudity, or graphic depictions of violence.

12.8. The name of the artist/group responsible for the display may be included in clear view as a part of the display.

13. Sales:

13.1. The GRF is not in any way involved in the sale of items on display. Prices for items may not be displayed on the artwork on Trust Property ~~at the GRF~~ nor included on any information handout. ~~provided to/by the GRF.~~ The artist(s) may provide his/her/their name(s) and contact information, either as a part of the exhibit or as a separate handout and handle resident requests for information on prices and sales directly. However, any sales of exhibited materials must take place after the exhibit has ended. No works of art may be removed during the exhibit period.

14. Publicity:

~~4.~~14.1. A short A short description, with or without photograph(s), of the display may be included in the LW Weekly advertising, including the GRF website, events handouts, newspaper article, or other community newsletter/news outlet. All publicity created by the



RECREATION

Clubhouse Artwork Displays

GRF, and any photographic or written record of any exhibit, is the property of the GRF, and the artist/exhibitor recognizes, agrees, and authorizes the GRF to make whatever use of such, at any time into the future, the GRF deems appropriate.

~~5. All artwork is the responsibility of the owner. In case of loss or damage, the owner will hold harmless the (GRF) for any loss or damage to same.~~

GRF President's office and employees' offices are exempt from this policy.

Document History

Adopted:	21 Sep 71	Amended:	16 Oct 73	Amended:	18 Dec 73
Amended:	21 Jan 75	Amended:	15 Jul 80	Amended:	19 Mar 91
Amended:	29 May 14	Amended:	19 Dec 14	Amended:	22 Aug 17
Reviewed:	07 Aug 18	Amended:	23 Jul 19		

Keywords: Clubhouse Art Display Recreation



BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RECREATION COMMITTEE
SUBJECT: **TENTATIVE VOTE:** AMEND 70-1411-1, FACILITIES RESERVATIONS
DATE: MAY 15, 2021
CC: FILE

At the May 3, 2021 meeting of the Recreation Committee, the Committee moved to recommend the GRF Board of Directors amend 70-1411-1, Facilities Reservations.

I move to amend 70-1411-1, Facilities Reservations, updating document language, reducing the number of weekly reservations from three to one, with additional reservations at the discretion of the Recreation Director, and prohibiting recurring holiday reservations, as presented, pending a 28-day notification to the members, and a final decision by the GRF Board of Directors on July 27, 2021.

**Facility Reservations**

The Golden Rain Foundation (GRF) Trust facilities will be made available for the use of all ~~Members~~ Authorized Residents (A/R's). The Recreation Department is designated to schedule the use of the clubhouses and other recreational facilities. The Recreation Department head is responsible for the equitable application of this policy.

1. RESERVATIONS WILL BE PLANNED TO PROVIDE FOR THE FOLLOWING NEEDS:

- 1.1.** Facilities for the GRF, Mutual boards and committees;
- 1.2.** Special events sponsored by the Recreation Department;
- 1.3.** Facilities for religious services;
- 1.4.** Facilities for Holidays;
- 1.5.** Programs and/or functions that provide important information or services for the benefit of all Members will be determined administratively;
- 1.6.** Facilities for recognized GRF clubs/organizations;
- 1.7.** Reservations for private parties must be made by and/or be for Members only;
- 1.8.** All regularly scheduled reservations will be automatically cancelled on the following holidays each year: Thanksgiving, Christmas, New Year's Eve and New Year's Day;
 - 1.8.1.** The Golden Age Foundation may use the hospitality area of Clubhouse Six (6) on any holiday for the benefit of the Members.
- 1.9.** Some scheduled reservations may be canceled on Election Days as required, if the clubhouse is to be used for polling, with advance notice to the club/organization; and
- ~~**1.10.** The Clubhouse Two (2) Card Room is unavailable for reservations and is open for use on a first come first basis whenever the clubhouse is open.~~

2. RESERVATION PROCEDURES

The Recreation Department will supply Community Facility Application forms for Members desiring to make a reservation in a clubhouse or other recreational facility.

- 2.1.** GRF, Mutual boards and committees may make a reservation for meetings without the completion of the standard form.
- 2.2.** The club or organization desiring a reservation must designate a responsible ~~Member~~ A/R's to arrange for the reservation and the setup required. Any communication between the Recreation Department and the club will be

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70-1411-1



Facility Reservations

through the designated ~~Member~~ A/R.

2.3. Members must pay a \$200 deposit to use a clubhouse or the Clubhouse One (1) Picnic area. The deposit must be paid ten (10) days prior to the event as a good faith deposit against any damage to the facility or overtime charges. (See policy 1406-50) The deposit will be returned or refunded, less any fee for damages or overtime, within ten (10) working days.

2.4. The facility must be signed for at the time the request is made.

2.5. A complete setup plan must be in the Recreation Office ten (10) days prior to a booked event or the event is automatically canceled. If a caterer is to be used, the caterer's name must be on the application (See policy 1431-50).

2.6. Clubs or Organizations registered with the Recreation Department may make a clubhouse reservation for ~~as many as three (3) meeting periods per week~~ once a week on a regular basis, subject to availability. Additional one-time reservations in the same week may be permitted at the discretion of the RD.

~~**2.6.**~~ **2.7.** Clubs, Organizations and Mutuals may not reserve Trust Property space on a recurring basis for holiday events. In case of a conflict, space will be awarded by lottery.

~~**2.7.**~~ **2.8.** The limitation on private parties is intended to limit the use of the clubhouse facilities to functions directly related to ~~Members~~ A/R's. Functions honoring nonmembers, or relating to nonmembers, cannot be scheduled. Reservations and arrangements can only be made in person by an A/R Member.

~~**2.8.**~~ **2.9.** Adult classes sponsored by the GRF will be supervised by the Recreation Department and will be given the same status as a reservation for recognized clubs. The use of a room or facility and its equipment by a regularly scheduled class will be available only to regularly enrolled students in that class. (See policy 1710-50.)

~~**2.9.**~~ **2.10.** Individuals may not reserve any community facility on a regular basis.

~~**2.10.**~~ **2.11.** All reserved activities in the clubhouses will be held between the hours of 7:30 am and 10:00 pm. Any event extending beyond these hours will be charged overtime at the current rate in accordance with the janitorial contract. In the event of overtime, a minimum of one-hour increments will be charged.

~~**2.10.1.**~~ **2.11.1.** In order for arrangements to be made with the janitorial contractor to provide the appropriate number of staff, advance notice of possible overtime must be given by the A/R ~~Member~~ at the time the reservation is made.

3. CLUBHOUSE CLEANING STANDARDS

(Jul 19)

GOLDEN RAIN FOUNDATION Seal Beach, California

**Facility Reservations**

All clubs/organizations using GRF Trust kitchen facilities are held responsible for the cleaning of kitchens and kitchen equipment. All facilities and appliances are to be left clean and orderly.

3.1. All dishes and silverware ~~is~~ are to be properly washed, dried and placed neatly in the cupboards and drawers.

3.2. Refrigerators, stove tops, ovens, coffee urns and dishwashers are to be left clean.

3.2.1. The coffee urns are to be assembled in a unit following cleaning and drying.

3.3. Counter and table tops are to be thoroughly scrubbed and washed down.

3.4. Shelves from refrigerators and stoves which have been removed are to be replaced.

3.5. All areas of the Clubhouse One (1) Picnic Area must be cleaned by the reserving ~~Member~~ A/R, except for the BBQ, which will be cleaned by the custodian.

When ~~Member~~ A/R's or club/organization does not leave the kitchen facilities in a reasonably clean and sanitary condition, the clubhouse custodian will do the necessary cleaning and report time and cost involved to the Recreation Department. The ~~Member~~ A/R's or club/organization having last used the facilities will be charged. Any such charge must be paid before the ~~Member~~ A/R or club/organization can make any further reservations for use of any Trust facility. The Recreation Department is authorized to refuse further use of the Trust facilities to any ~~Member~~ A/R or club/organization which does not comply with the cleaning standards. This authority includes the right to decide who has violated the regulation. The reports made by the clubhouse custodian may be used as evidence in this determination.

4. RESERVATIONS BY OUTSIDE ORGANIZATIONS

The Executive Director, with the Recreation Committee's approval, is authorized to permit outside organizations and persons to use the clubhouse facilities when a service will be performed which will be of benefit to the A/R's ~~GRF Members~~.

4.1. This policy is interpreted to include, but not be restricted to, the following:

4.1.1.1. Elected Officials;

4.1.1.2. Utility company representatives;

4.1.1.3. Governmental Agencies; and

RECREATION

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Facility Reservations

4.1.1.4. Special events.

4.2. The Executive Director is authorized to approve the following without the Recreation Committee's prior approval:

4.2.1. Registrar of Voters and official polling places.

5. AMPHITHEATER RESERVATIONS

All uses of the Amphitheater is scheduled by the Recreation Department.

5.1 Priorities for Amphitheater use are:

5.1.1 Golden Rain Foundation (GRF) and Mutual annual or special stockholder's meetings;

5.1.2 Recreation Department sponsored programs and public functions; or

5.1.3 Recognized club meetings and programs needing large seating capacity.

5.1.4 Any recognized political club of the GRF may obtain reservations for the Amphitheater when they desire to hold an event.

5.1.5 The club sponsoring the meeting will be required to meet the following special conditions:

5.1.5.1 Accept full financial responsibility for any facilities or services provided at the request of the news media or the political organization involved;

5.1.5.2 Notify any concerned individuals that guests other than the official party can be admitted only by individual invitation extended by a Member of GRF;

5.1.5.3 Give written notice to staff members where their participation or assistance is requested; and

5.1.5.4 Hire any staff needed to ensure the fire-permit rules and regulations are enforced. These include capacity limits (2,500) and ensuring no one sits or stands in the aisles.

The Security Services Director is responsible for making the necessary contacts with the Seal Beach Police Department and security personnel accompanying the official party.

RECREATION

70-1411-1

Facility Reservations



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