

**ANNUAL MEETING MINUTES - GOLDEN RAIN FOUNDATION**  
**June 8, 2021**

**CALL TO ORDER**

The 58th Annual Meeting of Members of the Golden Rain Foundation was held in Clubhouse Four on June 8, 2021 and called to order by President Susan Hopewell.

President Hopewell stated that today's meeting had been convened in compliance with Article III, Sections 2 and 3 of the Foundation's By-Laws and, following Corporate Secretary Gerber's statement that all members were sent notice of such meeting, she declared it to be in session at 2:01 p.m.

**PLEDGE OF ALLEGIANCE**

GRF Corporate Secretary Marsha Gerber led the Pledge of Allegiance.

**ROLL CALL**

Recording Secretary Deanna Bennett reported that Board Members Perrotti, Collazo, Snowden, Pratt, Stone, Gerber, Thompson, Hopewell, Rapp, Slutsky, Dodero, Levine, Heinrichs, Damoci Friedman, Isom, and Massetti were present.

No Directors participated via Zoom. Executive Director Ankeny was also present. Eighteen members were present, constituting a majority of the voting quorum.

**MEMBERSHIP PARTICIPATION**

President Hopewell stated that by prearrangement, through a notice published for three consecutive weeks in the *Leisure World Weekly*, members wishing to do so were invited to participate in the Annual Meeting. Three written questions/comments were received and referred to the appropriate department/GRF Committee.

**APPROVAL OF 2020 ANNUAL MEETING MINUTES**

BY REQUEST of Mutual Six, shareholder Lynn Baidack, the reading of the minutes of the Annual Meeting, held on August 4, 2020, was dispensed with, and the minutes were approved and ordered to be filed in the corporate records as heretofore published. Ms. Gerber seconded the motion; the Board members present unanimously indicated their favor of the motion.

**INTRODUCTION OF PRESENT DIRECTORS**

The present Board members were introduced by President Hopewell:

Mutual One, Leah Perrotti; Mutual One, Ruben Collazo; Mutual Two, Paula Snowden; Mutual Two, Paul Pratt; Mutual Three, Linda Stone; Mutual Four, Marsha Gerber; Mutual Five, William Thompson; Mutual Six, Susan Hopewell; Mutual Seven, Kathy Rapp; Mutual Eight, Lawrence Slutsky; Mutual Nine, Tony Dodero; Mutual Ten, Ronde Winkler; Mutual Eleven, Irma Heinrichs; Mutual Twelve, Carole Damoci; Mutual Fourteen, Lee Melody; Mutual Fifteen, Phil Friedman; Mutual Sixteen, Janet Isom; and Mutual Seventeen, Nick Massetti.

## **Annual Meeting Minutes of the Board of Directors, 06.08.21**

President Hopewell recognized retiring Mutual Three, Seven and Eleven GRF Representatives for their service on the Board. On behalf of the community, President Hopewell thanked these Board members for their hard work and dedication and shared a brief history of their GRF activities.

### **INTRODUCTION OF NEWLY ELECTED DIRECTORS**

President Hopewell then introduced the newly elected directors of the Board: Sandy Geffner, Mutual Three, and Lucy Ableser, Mutual Seven. (Phillip Mandeville, Mutual Eleven was unable to attend).

### **REPORTS**

In accordance with Article V, Section 2, of the GRF By-Laws, the Annual Meeting of members is the time and place for receiving reports from chairpersons. President Hopewell offered the opportunity for the committee chairs to offer comments, regarding their Committees. The Chairs thanked the members of their committees and staff members individually.

### **EXECUTIVE DIRECTOR'S COMMENTS**

The Executive Director thanked the Board and staff for another excellent year.

### **BOARD MEMBER COMMENTS**

Four Board members offered comments.

Mr. Melody: I thank God, PS, SH, KR, PF, and PP. and my wife of 58 years.

Jl: biggest accomplishment is the ability to live stream meetings

PP: Deanna makes it all run

L Slutsky: we fought a war against the most vicious ...

### **INSTALLATION OF NEWLY ELECTED DIRECTORS**

President Hopewell announced that Sandy Geffner, Lucy Ableser, and Phil Mandeville, were officially installed as Directors of the Golden Rain Foundation.

### **ADJOURNMENT**

The meeting was adjourned at 3:08 p.m.

---

Marsha Gerber, Corporate Secretary  
Board of Directors  
/dfb

These are tentative minutes only, subject to the approval of the members of the Golden Rain Foundation.

**GOLDEN RAIN FOUNDATION**  
**Annual Report from the AB 3182 Ad Hoc Committee**  
2020-2021

On November 18, 2020 AB 3182 was signed into a law, taking effect on January 1, 2021. This law brought a fundamental change to most of LW. The AB 3182 Ad Hoc Committee came to be with what seemed like a monumental task. The makeup of this committee made it nowhere as hard as I thought it would be. The Committee members worked very well together and were willing to add one more task to their already busy schedule. I'd like to thank Kathy Rapp, Marsha Gerber, Paula Snowden, Paul Pratt and President Hopewell for their willingness to do what was required to get the job done on time. I can't even count the amount of last-minute work study zoom meetings for all the new and updated policies and forms.

I would like also like to thank Randy Ankeny, Jodi Hopkins, Kathy Thayer and the Mutual Presidents for letting us bother them pretty steadily for the last few months. Their willingness to offer any and all help needed, made this a much easier task. I would like to end by thanking the person who really had the most to do with the timely complication of the task at hand, Corina Mancilla. How she kept us in line and kept the writing of polices on zoom straight I will never understand.

**GOLDEN RAIN FOUNDATION**  
**Annual Report from the Bulk Cable Ad Hoc Committee**  
2020-2021

The goal of the Committee was to secure bulk cable service at a favorable rate for the LWSB community.

The action of the committee consisted of formulating along with the IT Supervisor a Request for Proposal document and inviting all local vendors to reply. The vendors replying to the RFP were asked to organize and itemize their submissions into five main areas for the GRF's consideration of their services: • Type of service • Delivery of service/installation • Support of service, • Cost of service • Termination of service.

At an Executive Session of the Board a summary of the assembled information was shared with the Board. However, it was then determined that the termination date of the existing bulk cable contract needed to be finalized before the Committee work could continue. The Committee work was put on hold and subsequently the Committee was decommissioned by the board.

The Committee was however able to establish that there are vendors willing to provide the community with both TV and Internet services, as a bundle or separately, at below retail cost especially if the entire community was to participate as a single entity.

I offer my thanks and appreciation to the Ad Hoc Committee including Mr. Melody, Mrs. Damoci, Mr. Slutsky, Ms. Snowden and Mr. Pratt and to IT Supervisor Daniel Fabian for their valuable contributions.

Respectfully submitted,

Nick Massetti, Chair, GRF Bulk Cable Ad Hoc Committee

**GOLDEN RAIN FOUNDATION**  
**Annual Report from the Corporate Secretary**  
2020-2021

First, I want to thank the current GRF Board for their support of me as Corporate Secretary. We are 18 different people from different Mutuals that generally don't know each other very well, if at all. But within a very short period of time, we are a team. And this team has a common goal- to make Leisure World Seal Beach as good as we possibly can for the residents who live in this community. This is why we spend many hours each week digesting information from the residents and experts before making any decision that affects us all. My sincere praise goes to this year's Board.

The Corporate Secretary works with Administration, Mutual Administration and Stock Transfer on a daily basis. Jodi Hopkins, Anna Gamboa, and Ripa Barua have been superior in every way. Thank you! My special thanks to our new Election Specialist, Priscilla Jimenez, who stepped in and did everything right. This year was an election challenge with three special elections in addition to the regular annual Mutual and GRF Director elections. It was a pleasure to work side-by-side with Priscilla.

A special thanks to Executive Coordinator, Deanna Bennett, who is in a category of excellence all on her own (and wears cute shoes!).

The "glue" that keeps this wonderful community thriving is our administrator, Randy Ankeny. His service to this community is unsurpassed and saved many lives in here when he made the decision this last year to make COVID a top priority. We were so fortunate to have him spearhead the efforts to get a vaccination site right here where we live.

And lastly, and the most important person to the Corporate Secretary, is the GRF President. And I was so fortunate to serve under Susan Hopewell. Susan is a tower of strength to her board and a friend to us all. Not very many people can be both, but Susan does. Thank you, Susan.

I look forward to the 2021-2022 Board of Directors term.

**GOLDEN RAIN FOUNDATION**  
**Covid-19 Ad Hoc Committee Report**  
2020-2021

In July, 2020, the GRF Board of Director's established the Covid-19 Ad Hoc Committee. At this direction of the Board, the committee was tasked to create and define operational guidelines for the review and approval of the GRF Board of Directors.

The Committee worked diligently to comply with the mandates set forth by the CDC, State and County health organizations, establishing procedures for the Leisure World Seal Beach Community.

Although these efforts were difficult to define, and as well for the many in the community to embrace, we believe that the Committee was able to achieve the mandate from the Board of Directors to ensure the health and well being of our community.

I, and Co-Chair Paula Snowden, are very proud of the Committee for their hard work and long hours devoted to this difficult and unprecedented task. We would like to acknowledge and thank our committee members; Marsha Gerber, Nick Massetti, and Joanna St. Aubin.

At this time, I am requesting the dissolution of the Covid-19 Ad Hoc Committee.

**GOLDEN RAIN FOUNDATION**  
**Annual Report from the Finance Committee**  
2020-2021

The Finance Committee oversees the creation and performance of the annual operating budget, manages capital and reserve expenditures, and makes investment recommendations to the Golden Rain Foundation board of directors. Additionally, the Committee reviews all revenue-generating contracts and acts as the audit committee with respect to the annual financial audit.

During this election period, we have seen growth in both the reserve and capital funds. Reserve funds grew by \$582,728, with total funding of \$2,406,155 and total expenditures of \$1,823,427. Capital funds grew by \$243,633, with total funding of \$1,305,662 and total expenditures of \$1,062,029.

Reserve and capital funds are invested in certificates of deposits in federally insured banks. Due to the low interest rate environment, earnings on these investments have not kept up with inflation.

Major reserve expenditures include the fitness center, roof replacements for the Administration and Amphitheater buildings and street repaving. Major capital expenditures include the renovation of Clubhouse Three to include the Knowledge and Learning Center and the renovation of billiards and game room in Clubhouse Two. In addition, a considerable sum of both capital and reserve funding was expended in the remodel/replacement of the swimming pool area and structures, and golf course renovation. Some smaller remodels were performed in the Administration building within the Administration and Stock Transfer departments to provide a more cohesive work environment.

A purchase requisition software application was purchased this year and is planned to launch in July 2021. The software will replace the current very manual and labor-intensive process. The application will provide an audit trail for each purchase request from initiation to receipt of the goods. Staff will be able to better manage the flow of purchase requisitions, thus eliminating the chance of a requisition getting lost or deleted.

The 2020 annual financial audit, completed in March 2021, resulted in a clean audit. The report was distributed to the membership in mid-April.

The 2021 budget, of \$16,964,050, was adopted in October 2020. It represented a reduction of \$237,395 in expenses from the 2020 budget of \$17,201,445, as the pandemic caused the budget process to be particularly challenging, with the uncertain future of operating amenities. Prior to presenting the final version of the budget to the board, the Finance Committee scrutinized the draft budget in detail to come up with the best possible scenario of anticipated reality for the new year.

In summary, although this past year has had its challenges with restrictions and uncertainty due to the pandemic and low earnings on funds, we met these challenges, learned to adapt, and have completed many significant projects along the way.

**GOLDEN RAIN FOUNDATION**  
**Annual Report from the Management Services Ad Hoc Committee**  
2018-2021

The Committee was tasked with the creation of a catalog of services provided to the Mutuals by their Management Company, the Golden Rain Foundation. A list of services was provided by each department and that list was reviewed one item at time, department by department.

This was a careful and collaborative process and I wish to thank the Committee Members, Mutual Presidents and Mutual Directors who helped to come to consensus on which services are “standard”, offered to all Mutuals and which are “non-standard”, possibly subject to frequency of use or numbers of hours of staff time. This was an effort to provide an equitable benchmark of usage for all Mutuals.

The Committee thanks each Department for their time consuming and very detailed submissions as well as their time in the meetings explaining each service and educating those in attendance when necessary.

A new Management Agreement is being prepared by GRF Council that will define the unique relationship that exists between the Mutuals and GRF. It will be based on real practices and will provide a cooperative and mutually beneficial working relationship.

Kathy Rapp  
MSRAH Committee Chair

**GOLDEN RAIN FOUNDATION**  
**Annual Report from the Physical Property Committee**  
2020-2021

As the Physical Property Committee Chair, I have enjoyed the opportunity to lead this standing committee and want to thank the committee members and the staff for their help as we addressed the issues of important to the Golden Rain Trust and the Mutuals that we serve.

The members of the committee include the Vice Chair, Leah Perrotti, Ruben Collazo, Carole Damoci, Irma Heinrichs, Lee Melody and Paul Pratt. Their experience, preparation, thoughtful participation, and suggestions were invaluable and were able to accomplish a great deal in one very difficult year due to the COVID-19 pandemic.

Over the past year we have added new areas to the Total Quality Checklist for Trust amenities, begun the Pool renovation, completed roof replacement for the Amphitheater, Administration Building and News Building, Streets Phase 5, new electric service for lighting and surveillance at the 1.8 area, new gates and entryway at the R.V. Lot, Clubhouse 4 renovation of the Ceramics, Art and Lapidary rooms and the hallway, Clubhouse 3 Learning Center room and Teaching Kitchen, The Fitness Center, Amphitheater Loft and the Turtle Lake Golf starter's area. We have also begun work in Clubhouse 3 to revamp the fireplace, add a new storage area and update the landscaping. In Clubhouse 2 we have begun work on the new Pool and Game rooms. Throughout this very difficult year we have made adjustments to the Trust property as needed to provide for distancing and shielding requirements due to COVID-19.

All of our hard work would not have been possible without the support of a dedicated and experienced staff. Thank you to Mark Weaver, Facilities Director, David Rudge, Physical Property Manager, our Recording Secretary, Marcy Kmieciak, and all of the staff members of the Physical Property Department and Service Maintenance. A special thank you to Deanna Bennett and Corina Mancilla for filling in for furloughed staff and keeping us up to date on the calendar and officially posted and published.

I have been very fortunate to work with all of you in a very unique year.

Kathy Rapp, Physical Property Chair

**GOLDEN RAIN FOUNDATION**  
**Annual Report from the Security, Bus, and Traffic Committee**  
2020-2021

Well, to say that the 2020-2021 term was interesting is an understatement. Literally, nothing last year was normal or according to previous year's paradigm.

Yet, even with all the distractions and obstructions, both Security and Transportation staff continued to function at a high level. Not only did both teams maintain standard service, but they accepted additional responsibilities, working with the Recreation dept. Their mission was to guarantee that thousands of Leisure World residents were processed and inoculated for Covid-19 twice. Mission accomplished.

During our committee meetings we spent a great deal of time updating important committee policies. In addition, we focused on our regular business, plus incorporating the first phase of the new access system, as well as moving toward reinstating our outside bus service.

Like our staff, even with all this turmoil around them, our committee persevered, fighting through the Covid barriers, while performing their duties at a high level either in-person or over Zoom.

That said, it is with the deepest sincerity that I thank the committee for their hard work. The Committee members are:

- Tony Dodero
- Janet Isom
- Nick Massetti
- Lee Melody
- Paula Snowden
- William Thompson
- And especially...President Susan Hopewell

Respectfully submitted,

Paul Pratt- Chairperson