



**BOARD OF DIRECTORS MEETING MINUTES
GOLDEN RAIN FOUNDATION
July 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, July 27, 2021, in Clubhouse Four and via live stream.

PLEDGE OF ALLEGIANCE

Donna Gambol led the Pledge of Allegiance.

ROLL CALL

Following the roll call, Recording Secretary reported that Directors Perrotti, Gambol, Pratt, Snowden, Gerber, Thompson, Hopewell, Slutsky, Doderio, Damoci, Melody, Friedman, Isom and Massetti were present.

The Executive Director and the Director of Finance were also present.

Director Levine was present via Zoom.

Director Ableser, Mandeville and Geffner were absent.

Fifteen 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

Victoria Batistelli and Alicia Nelson provided an update on the Health Care Center. The next update will be October 26, 2021, GRF Board of Directors meeting.

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

Three members offered comments at the meeting, and five members offered written comments, submitted prior to the meeting.

CONSENT AGENDA

The consent agenda included Committee/Board meeting minutes for the month of May 2021: the minutes of the May 3, 2021 Recreation Committee Board meeting, the minutes of the May 5, 2021 Physical Property Committee Board meeting, the minutes of the May 14, 2021 Executive Committee Board meeting, the minutes of the May 25, 2021 GRF Board meeting, the Special GRF Board of Directors minutes of June 2021: Minutes from June 1, 2021, minutes from June 8, 2021, minutes from June 11, 2021 and minutes from June 29, 2021 meeting. July GRF Board Report, July 27, 2021, and acceptance of the Financial Statements, June 2021, for Audit and the approval of Reserve funds investment purchase.

The Consent Agenda was adopted, as presented.

AD HOC REPORTS

The reports from the Chairs of the Governing Documents Ad hoc Committee, Strategic Planning Ad hoc Committee, and the Website Redesign Ad hoc Committee were presented.

NEW BUSINESS

General

Establishment of an Ad Hoc Committee

There is a clear and present need to establish a Management Services and Contract Ad hoc Committee. The Committee will report to the Golden Rain Foundation (GRF) Board of Directors (BOD).

Ad hoc Committees

- a. Ad hoc committees are temporary committees established by the BOD to address a specific issue.
- b. 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.
- c. Once an assigned project has been completed, the committee automatically dissolves unless the board assigns additional projects to the committee.
- d. Ad hoc committees have no power to make decisions.

General function and requirement of the Committee:

1. Review and better define the services, as needed.
2. Establish billing rate for non-standard services.
3. Review and resolve issues and questions received from the Mutuals regarding standard and non-standard services.
4. Review and resolve issues and questions received from the Mutuals regarding Board approved Management Contract.
5. Establish timeline for approval and signature of agreement from Mutuals.

At the end of the Committee's review, a final report will be given to the Board and the Committee will automatically dissolve. When the Board is given the final report, the Board will then determine what further steps to be taken, if any.

Ms. Hopewell MOVED, seconded by Mr. Slutsky and carried unanimously by the Directors present –

1st Motion-

TO approve and thereby establish the Management Services
and Contract Ad hoc Committee and grants to the Ad hoc

Committee limited authority specifically stated within the GRF governing documents, and policies or other authority as granted by the BOD or as stated within this policy.

Ms. Hopewell MOVED, seconded by Mr. Friedman -

2nd Motion-

TO approve the appointment of GRF Directors: Carole Damoci as Chair, Paula Snowden, Marsha Gerber, Paul Pratt, and Phil Friedman. Mutual Presidents: Mike Levitt - Mutual 4, Jeri Dolch - Mutual 8, Rich Carson – Mutual 12, Lee Melody – Mutual 14, Jackie Dunagan – Mutual 15 and Resident Specialist: Kathy Rapp, to the Management Services and Contract Ad hoc Committee.

Eight Directors spoke on the motion.

This motion was carried with one no vote (Thompson).

COMMUNICATIONS/IT COMMITTEE

Approve Contract Amazon AWS S3 Cloud Backups

The Golden Rain Foundation currently backs up all company data to a Synology NAS (network attached storage) located in the server room.

Although we have local backups, it is critical we implement cloud backups as well. The implementation of cloud-based data backups will help protect our data by having it secured in off-site data centers. Amazon AWS S3 (Amazon Web Services – Simple Storage Service) maintains 99.99% availability of its data by automatically replicating to multiple regions across the country.

We currently have 17 TB* of data that needs to be stored in the cloud. On average, our data storage increases approximately 250 GB* per month.

* 1 TB (terabyte) = 1000 GB (gigabyte)

Pricing for AWS S3 services:

Service	Retrieval Time	Retrieval Price	Storage Price
Glacier	1 minute to 12hrs	\$0.01 per GB	\$0.004 per GB
Glacier Deep Archive	Over 12hrs	\$0.02 per GB	\$0.00099 per GB

The cost to store our data in AWS S3 Glacier is ~\$80/month and grows at a rate of ~\$1/month.

Ms. Snowden MOVED, seconded by Ms. Isom –

MOVE to approve a contract with Amazon, for the implementation of AWS S3 Glacier backups for \$80/month to be charged to 6481000-934 (Computer Maintenance & Software). Costs will increase over time as our data storage grows.

Six Directors and the Executive Director spoke on the motion.

The motion was carried unanimously by the Directors present.

Amend 20-5585-3, Advertising Procedures

At the July 8, 2021, meeting of the Communication/IT Committee, the Committee moved to recommend the GRF Board of Directors amend 20-5585-3, Advertising Procedures.

Ms. Gambol MOVED, seconded by Ms. Isom –

TO amend 20-5585-3, Advertising Procedures, amending the unpaid balance terms, as presented.

One Director spoke on the motion.

The motion was carried with one abstention (Dodero).

EXECUTIVE COMMITTEE

Amend 50-1640-4, Active Membership Certificate

At the July 9, 2021, meeting of the Executive Committee, the Committee moved to recommend the GRF Board of Directors amend 50-1640-4, Active Membership Certificate

Ms. Gerber MOVED, seconded by Mr. Friedman, and carried unanimously by the Directors present–

TO amend 50-1640-4 Active Membership Certificate, updating the document language regarding owners who do not qualify for occupancy as presented.

Approve Use of Trust Amenities by the Emergency Preparations Group –

Removed From Agenda Packet on July 21, 2021

FINANCE COMMITTEE

Reserve Funds for Investing in Indexed CDs

At the regularly scheduled meeting of the GRF Board of Directors on March 23, 2021, the Board passed the motion, “to approve, in accordance with Policy 40-5520-1 – Reserves, setting aside no more than \$200,000 in reserve funds to be invested in indexed CDs.” The guidelines provided to the investment advisor included limiting the term to no more than five years, interim payments at least annually, the principal amount cannot exceed the FDIC insurance limits and no foreign investments. Due to current market conditions, there are no indexed CDs being offered within these parameters. At the regularly scheduled meeting of the Finance Committee on July 19, 2021, the committee discussed modifying some of the parameters to increase the opportunity to purchase an indexed CD. The committee felt eliminating the time constraint on the term as well as the requirement for interim payments and setting a return rate of 3.5% or greater would provide a better chance of the investment advisor finding a suitable indexed CD to purchase on behalf of the Golden Rain Foundation.

Ms. Isom MOVED, seconded by Mr. Doderio –

MOVE the GRF Board of Directors, in accordance with Policy 40-5520-1 – Reserves, approve the amended guidelines provided to the investment advisor that eliminates the time constraint on the term and the requirement for interim payments and sets a return rate of 3.5% or greater to increase the likelihood of purchasing an indexed CD.

Three Directors and the Executive Director spoke on the motion.

The motion was carried with one abstention and two no votes (Gambol, Thompson and Damoci).

TENTATIVE VOTE: Amend 40-5061-2, Fees

At the July 19, 2021, meeting of the Finance Committee, the Committee moved to recommend the GRF Board of Directors tentatively amend 40-5061-2, Fees

Ms. Snowden MOVED, second by Mr. Doderio and carried unanimously by the Directors present—

Moved to refer 40-5061-2, Fees, back to the Finance Committee, for review.

PHYSICAL PROPERTIES COMMITTEE

Capital Funding Request Clubhouse Two - Bocce Ball Court

It has been requested to remove the sod and install concrete at the east end of the Bocce Ball Court at Clubhouse Two. Staff obtained a cost from MJ Jurado, contractor of record, to complete this task. The cost for this (see attached) is \$3,250.

The Physical Property Committee reviewed the request at their July 5, 2021, meeting and asked staff to add two handrails to the location; the Committee recommends the GRF Board award a contract to MJ Jurado for this task, after review by the Finance Committee.

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

Mrs. Damoci MOVED, seconded by Mr. Friedman –

MOVE to award a contract to MJ Jurado to remove the sod and install concrete at the east end of the Bocce Ball Court, at Clubhouse Two, and add two handrails, for a cost not to exceed \$3,250, Capital funding, and authorize the President sign the contract.

Two Directors and Facilities Director spoke on the motion

The motion was carried unanimously by the Directors present.

Reserve Funding Request - Repair, Slurry, And Re Striping of The Parking Lots at the Administration Building, Building 5 and Clubhouse 1 and 6

Repair, slurry, and re-striping of the parking lots at the Administration Building, Building 5 and Clubhouses 1 and 6 are scheduled for 2021 in the Reserve Study (see exhibit A). Costs for this task as follows:

MJ Jurado \$87,985

Black Rock Construction \$105,187

Funding allocated in the 2021 Reserve Study.

The Physical Property Committee reviewed the scope of work and contractors at their July 5, 2021, meeting and the Committee recommends the GRF Board award a contract to MJ Jurado for this task

Mrs. Damoci MOVED, seconded by Mr. Melody –

MOVED to refer Reserve Funding Request - Repair, slurry, and re-striping of the Parking Lots at the Administration Building, Building 5 and Clubhouse 1 and 6, back to the Physical Properties Committee, for review.

Eleven Directors and the Executive Director spoke on the motion.

The motion was carried unanimously by the Directors present.

Conceptual Approval – Electric Vehicle Charging at St. Andrews

It has been requested by the Physical Property Committee to have staff apply for the SCE Charge Ready Program and obtain the conceptual approval of the GRF Board to locate four chargers at the exit parking of St Andrews Gate, as illustrated below.

Estimated cost including rebates-\$12,500

Mr. Dodero MOVED, seconded by Mr. Melody –

TO conceptually approve to locate four chargers at the exit parking of St Andrews Gate, pending approval of the SCE rebate.

Ten Directors, the Executive Director and the Facilities Director spoke on the motion.

The motion was carried unanimously by the Directors present.

The President called for a 15 – minute break at 11:48 a.m.

Meeting was called back to order at 12:06 p.m.

TENTATIVE VOTE: Rescind 70-1406.01-1, Ladies Pool and Billiard Rooms

At the July 1, 2021, meeting of the Recreation Committee, the Committee moved to recommend the GRF Board of Directors rescind 70-1406.01-1, Ladies Pool and Billiard Rooms

Mrs. Perrotti MOVED, seconded by Ms. Gerber –

TO tentatively rescind 70-1406.01-1, Ladies Pool and Billiard Room, due to its discriminatory nature to any shareholder or authorized individual, other than a female, as presented, pending a 28-day notification to the members, and a final decision by the GRF Board of Directors on September 28, 2021.

Eight Directors and the Executive Director spoke on the motion.

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

Recreation Committee

Mini Farm Professional Design Services

At the July 1, 2021, meeting of the Recreation Committee, the Committee reviewed proposals for professional design services per the Boards directive of May 25, 2021.

Under Action A, staff sought proposals from professional consultants for plans and specifications of Trust Property commonly identified as the 1.8 Acres (Exhibit A) which, due to the age of the location, must meet all current building codes as well as accessibility (ADA) standards.

The following recap of proposals (Attached)

Mini Farm Design Services Proposal Recap

Farm Scape \$20,150 Does not include Site Survey

Mission Landscape \$24,150

Ancal Engineering \$33,300

During Committee review and deliberation of the proposals, the Committee took into consideration the expense which a complete renovation of the area may cost (generally estimated at \$300,000 to \$400,000, depending on scope of work).

As the proposed expense for the professional design services and subsequent work represented a substantial community expense, the Committee moved and approved to forward the proposals to the Board and seek Board direction.

Motions for consideration:

Mr. Friedman MOVED, seconded by Ms. Gerber –

Option A

TO approve a contract with for professional design services from the proposals received. Capital funding. Vendor and amount to be determined by vote if the motion passes.

Ten Directors spoke on the motion.

The motion failed with one yes vote (Levine).

Option B

MOVE to direct the Recreation Committee to develop a questionnaire and seek Shareholder/Member feedback on the optimum use of Trust property commonly identified as the 1.8 acres.

Mr. Friedman MOVED, seconded Mr. Melody -

Twelve Directors spoke on the motion.

The motion was carried unanimously by the Directors present.

FINAL VOTE: Amend 70-1468-1, Swimming Pool Rules

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.

At the May 25 meeting of the GRF Board of Directors, the Board voted to tentatively amend 70-1468-1, Swimming Pool Rules, pending a 28-day notice period to Foundation members. The document draft was published in the June 24 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 item of correspondence was received during the 28-day notification to the membership period.

Mrs. Damoci MOVED, seconded by Mr. Snowden –

MOVED to refer 70-1468-1, Swimming Pool – Rules, back to the Recreation Committee, for review.

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

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.

At the May 25 meeting of the GRF Board of Directors, the Board voted to tentatively amend 70-1487-1, Recreations Vehicle Lot (RVL) Rules and Regulations, pending a 28-day notice period to Foundation members. The document draft was published in the June 24 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 item of correspondence was received during the 28-day notification to the membership period.

Mr. Friedman MOVED, seconded by Ms. Gambol –

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.

The motion carried unanimously by the Directors present.

Three Directors and the Director of Finance spoke on the motion.

FINAL VOTE: Amend 70-1428-3 Clubhouse Artwork Displays

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

At the May 25 meeting of the GRF Board of Directors, the Board voted to tentatively amend 70-1428-3, Clubhouse Artwork Displays, pending a 28-day notice period to Foundation members. The document draft was published in the June 24 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 item of correspondence was received during the 28-day notification to the membership period.

Ms. Gerber MOVED, seconded by Isom –

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.

Six Directors spoke on the motion.

The motion was carried with two no votes (Dodero, Damoci).

FINAL VOTE: Amend 70-1411-1, Facility Reservations

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

At the May 25 meeting of the GRF Board of Directors, the Board voted to tentatively amend 70-1411-1, Facility Reservations, pending a 28-day notice period to Foundation members. The document draft was published in the June 24 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 item of correspondence was received during the 28-day notification to the membership period.

Mr. Melody MOVED, seconded by Mr. Slutsky –

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.

Two Directors spoke on the motion.

The motion was carried unanimously by the Directors present.

Security, Bus & Traffic Committee

Conceptual Approval – Transportation Consultant

The transportation staff and the Security, Bus and Traffic Committee is seeking conceptual approval to research for a transportation consultant and the associated cost of the consultant. The consultant is being sought to evaluate the existing internal bus service operations and to provide input and recommendations on future internal bus service operations. Preliminary goals of the transportation consultant will include the following:

Mr. Pratt MOVED, seconded by Mr. Doderio -

TO conceptually approve the seeking of proposals from professional transportation consultant to:

1. Complete evaluation of internal Minibus and Access Bus operations.
2. Meet with GRF fleet manager, bus driver staff, and SBT members.
3. Meet or survey bus customers / users.
4. Evaluate passenger service usage and needs and provide recommendations for current and future bus operations.
5. Evaluate costs and provide recommendations to control costs and improve efficiencies of internal bus service operations

Two Directors spoke on the motion.

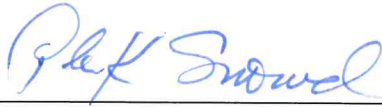
The motion was carried unanimously by the Directors present.

BOARD MEMBER COMMENTS

Five Directors offered comments.

ADJOURNMENT

The meeting was adjourned was at 1:07 P.M.



Paula Snowden, Corporate Secretary
Golden Rain Foundation
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