



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

BOARD OF DIRECTORS

Agenda

Tuesday, August 24, 2021, 10:00 a.m.
Clubhouse Four

To view the live GRF Board meeting:

- Go to www.lwsb.com
- The tab will be active at 9:45 a.m., on the day of the meeting
- 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 Announcements

4. Seal Beach City Council Member's Update

5. Shareholder/Member Comments (pp.1-4)

6. Consent Calendar

- a. Committee/Board meetings for the Month of July 2021 (pp.5-6)
 - i. Minutes from Recreation Committee Board Meeting of July 1, 2021
 - ii. Minutes from Physical Property Committee Board Meeting of July 7, 2021
 - iii. Minutes of the Communication/IT Committee Board Meeting of July 8, 2021
 - iv. Minutes of the Executive Committee Board Meeting of July 9, 2021
 - v. Mutual Administration Committee Board Meeting of July 12, 2021
 - vi. Finance Committee Board Meeting of July 19, 2021
- b. GRF Board of Directors Minutes, July 27, 2021 (pp.7-20)
- c. Special GRF Board of Directors Minutes, August 2021
 - i. Minutes from August 10, 2021 (pp.21-22)
- d. August GRF Board Report, dated August 24, 2021 (pp.23-32)
- e. Accept Financial Statements, July 2021, for Audit (pp.33-40)
- f. Approve Capital Funds Investment Purchase (pp.41-42)

7. Ad Hoc Reports

- a. Governing Document Ad Hoc Committee – Discussion
- b. Management Services and Contract Ad Hoc Committee – Discussion
- c. Strategic Planning Ad Hoc Committee - Discussion
- d. Website Ad Hoc Committee – Discussion

8. New Business

- a. Executive Committee
 - i. Approve name Change for Executive Committee (pp.43-44) **Ms. Gerber**
 - ii. Amend 30-5093-1, Member Rules of Conduct (pp.45-48) **Mrs. Damoci**
 - iii. Amend 30-5093-2, Member Rules of Conduct Noncompliance with Rules of Conduct – Fines and Penalties. (pp.49-52) **Mrs. Perrotti**
 - iv. Amend 30-5093-3, Procedure for Notification of Violation and Right of Hearing. (pp.53-56) **Ms. Snowden**
 - v. Amend 30-5026-3 GRF Election of Officers (pp.57-60) **Mr. Pratt**
- b. Finance Committee
 - i. SRO Labor Rate Increase (p.61-62) **Ms. Isom**
- c. Mutual Administration Committee
 - i. Amend 50-1650-4 Insurance Disclosure (pp.63-66) **Mr. Mandeville**
 - ii. Amend 50-1670-4 Leisure World Buying and Selling (pp.67-74) **Mr. Geffner**
 - iii. Amend 50-1671-4 “Paws” for Thought (pp.75-78) **Ms. Levine**
- d. Physical Property Committee
 - i. Capital and Reserve Funding Request - Slurry, Re Striping of The Parking Lots at The Administration Building, Building 5, Clubhouse 6 - Concrete Replacement Clubhouse 1 (pp.79-82) **Mrs. Damoci**
 - ii. Approve Contractors of Record (p.83-84) **Mr. Dodero**
- e. Recreation Committee
 - i. Install DAR Veterans Memorial Statue (pp.85-90) **Mrs. Perrotti**
 - ii. Install American Flag Drop Box (pp.91-92) **Mr. Friedman**
- f. Security, Bus & Traffic Committee
 - i. Approve Purchase of Radar Trailer with Data Logger (pp.93-96) **Mr. Pratt**
 - ii. Amend 80-5145-3, Security Committee Charter (pp.97-100) **Ms. Gambol**

9. Board Member Comments

10. Next Meeting

Tuesday, September 28, 2021, In Clubhouse Four/Virtual

11. Adjournment

Tia Makakaufaki

From: Susan Hopewell
Sent: Friday, August 13, 2021 5:53 AM
To: GRF Board
Subject: Fwd: Community Events Cancelled due to Growing Number of Covid Cases

I'm forwarding an email I received last night.

Tia,

Please include with correspondence for the August Board meeting.

Susan Hopewell
GRF President

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From: [REDACTED]
Sent: Friday, August 13, 2021 5:45:40 AM
To: Patty McNamara <stanlight078@hotmail.com>
Cc: Randy L. Ankeny <[REDACTED]@lwd.com>
Subject: Re: Community Events Cancelled due to Growing Number of Covid Cases

Good morning Patty,

GRF did not cancel clubs or religious services. Any cancellations were voluntary by the groups involved. Cancellations are due to members reporting they have COVID.

GRF is taking responsible actions for the safety of our community by canceling GRF sponsored large gatherings. It is not a decision made lightly.

I will forward your letter to the entire Board. I appreciate you sharing your view of our action.

Stay safe and healthy,

Susan

Susan Hopewell

GRF President

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From: Patty McNamara <stanlight078@hotmail.com>
Sent: Thursday, August 12, 2021 4:32:22 PM
To: Susan Hopewell <[REDACTED]@lwd.com>

Cc: Randy L. Ankeny <[REDACTED]>

Subject: Fw: Community Events Cancelled due to Growing Number of Covid Cases

Hi Susan,

I am dismayed that the GRF has made the decision to cancel events based on "unconfirmed reports" re the covid virus. We the residents are being treated like children by having decisions made for us without any input. If residents are uncomfortable about attending events, they have the choice to attend or not. Most residents are vaccinated and the vaccine has been done to protect them. Why are we tossing the validity and purpose of the vaccine out the window with no confirmed basis to do so?

I am sorry but I feel that we are being treated unfairly and the GRF is over-stepping its authority.

Sincerely,

Patty McNamara

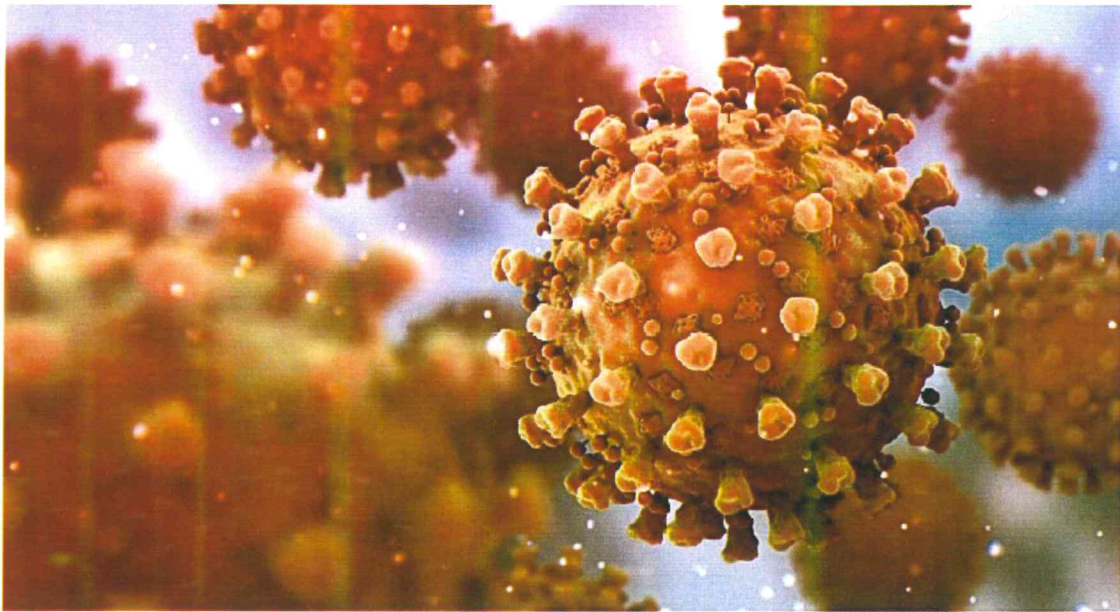
From: LW Live <[REDACTED]>

Sent: Thursday, August 12, 2021 11:43 AM

To: [REDACTED]

Subject: Community Events Cancelled due to Growing Number of Covid Cases





Due to a growing number of unconfirmed reports of LW members testing positive for COVID-19 (with some fully vaccinated people being hospitalized), the GRF has canceled the following community events:

- Amphitheater Movie Nights, including Wonder Woman, Aug. 13; and Coming to America, Sept. 3.
- Amphitheater Show Series, including the Linda Ronstadt Revival concert, Aug. 19; and the Petty Breakers, Sept. 2.
- Weekend Dances for one month, including Abilene, Velvetones and Vinyl Rock.
- Clubhouse 6 Hospitality Center will close as of Monday, Aug. 16.

Several clubs, and religious groups and churches have chosen to cancel meetings and events for the time being. Please check with clubs and churches for the latest meeting information.

Thank you to all LW's proactive and prudent clubs that have canceled August meetings. By taking action now, we may be able to get back on track in September

The GRF urges all residents to wear masks and avoid crowds.

Golden Rain Foundation | 13531 St. Andrews Dr., Seal Beach, CA 90740

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

MEMO

TO: Board of Directors – Golden Rain Foundation
FROM: Tia Makakaufaki, Executive Coordinator
SUBJECT: Approved July GRF Board quorum committee minutes
DATE: August 5, 2021

The GRF Board of Directors, at its meeting of August 5, 2021, approved the consent calendar containing the following Board Quorum Committee meeting minutes of July 2021:

- Minutes of the Recreation Committee Board Meeting of July 1, 2021
- Minutes of the Physical Property Committee Board Meeting of July 7, 2021
- Minutes of the Communication/IT Committee Board Meeting of July 8, 2021
- Minutes of the Executive Committee Board Meeting of July 9, 2021
- Minutes of the Mutual Administration Committee Board Meeting of July 12, 2021
- Minutes of the Finance Committee Board Meeting of July 19, 2021

It should be noted that with the exception of the title heading, these minutes are identical to the regular Committee meeting minutes approved at the August Committee meeting.

These minutes will be posted to the Foundation's website. If you would like a printed copy of these minutes, please let me know.

Thank you.

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**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, Doderer, 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. Dodero –

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. Dodero 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.

Marsha Gerber, Corporate Secretary
Golden Rain Foundation
tm 07.23.21



GOLDEN RAIN FOUNDATION BOARD OF DIRECTORS MEMBERS SPECIAL MEETING

August 10, 2021

In accordance with Article V, Section 3, of the corporation by-laws and pursuant to due notice being delivered to the Directors and shareholders, a special meeting of the Golden Rain Foundation (GRF) Board of Directors was called to order by President Hopewell at 1:00 p.m. on Tuesday, August 10, 2021, in Clubhouse Four and via Zoom.

ROLL CALL

Following the roll call, Corporate Secretary, Paula Snowden reported that Directors Perrotti, Gambol, Snowden, Geffner, Gerber, Hopewell, Slutsky, Doderer, Levine, Mandeville, Damoci, Melody, Friedman, Isom and Massetti were present. IT Manager, Daniel Fabian and Recording Secretary, Tia Makakaufaki were also present.

Director Paul Pratt and William Thompson participated via Zoom.

Director Lucy Ableser was absent.

Seventeen Board members were present.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by President, Susan Hopewell.

ANNOUNCEMENTS

No announcements were made.

MEMBER COMMENTS

In accordance with Policy 5610, Participation by Foundation Members, members may enter into a comment period prior to the beginning of business. **NOTE:** Foundation members are permitted to make comments before the business of the Board begins. Requests must be registered in advance of the meeting. The Open Meeting Act allows boards of directors to establish reasonable time limits for the open forum and for speakers to address the board. ([Civ. Code §4925\(b\)](#).) Time limits, per speaker, are limited to:

- 4 minute limit per speaker, when there are no more than 15 speakers
- 3 minute limit per speaker, 16- 25 speakers
- 2 minute limit per speaker, over 26 speakers

Zero shareholder/member offered comments. Zero shareholder submitted a written comment prior to the meeting.

Legal

Managed Service Provider & Cybersecurity Contract

Ms. Paula Snowden MOVED, seconded by Mr. Tony Dodero carried unanimously by the Board members present-

TO authorize the GRF President to sign the Konica Minolta – All Covered contract and accept the one-time purchase of the UTM firewall hardware of \$3,600 and one-time UTM firewall install of \$3,242 to be charged to Capital (2111701), one-time onboarding fee of \$4,962 to be charged to Other Professional Fees (6438000-934), and ongoing total service monthly fee of \$4,962 to be charged to Other Professional Fees (6438000-934).

Ms. Paula Snowden MOVED, seconded by Mr. Phil Mandeville carried unanimously by the Board members present -

TO authorize staff to send due notice to the current MSP to cancel services

The meeting was adjourned at 1:19 p.m.

Paula Snowden, Corporate Secretary
GRF Board of Directors
TM: 08.10.21

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



August 24, 2021

Approved Consent Agenda

MOVED and approved 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.

General – Established of Ad Hoc Committee

Motion 1

MOVED 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.

Motion 2

MOVED 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 14, Jackie Dunagan – Mutual 15 and Resident Specialist: Kathy Rapp, to the Management Services and Contract Ad hoc Committee.

Communications/IT Committee – Approve Contract Amazon S3 Cloud Backup

MOVED 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.

Communications/IT Committee – Amend 20-5583-3 Advertising Procedures

MOVED to amend, the unpaid balance terms, as presented in 20-5585-3, Advertising Procedures.

Executive Committee - Amend 50-1640-4 – Active Membership Certificate

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

Executive Committee – 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

MOVED and approved 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, in accordance with Policy 40-5520-1 – Reserves.

Finance Committee – TENTATIVE VOTE: Amend 40-5061-2, Fees

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

Physical Property Committee - Capital Funding Request – Clubhouse Two - Bocce Ball Court.

MOVED 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.

Physical Property Committee - Reserve Funding Request - Repair, slurry, and re-striping of the Parking Lots at the Administration Building, Building 5 and Clubhouse 1 and 6

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.

Physical Property Committee - Conceptual Approval - Electric Vehicle Charging at St. Andrews Gate

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

Recreation Committee –Rescind 70-1406-04-1 Ladies Pool and Billiard Room

MOVED 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.

Recreation Committee – Mini Farm Professional Design Services

Option A

FAILED TO MOVE to approve a contract for professional design services from the proposals received, Capital funding.

Option B

MOVED 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.

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

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

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

MOVED 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.

Recreation Committee – FINAL VOTE: Amend 70-1428-3, Clubhouse Artwork Displays

MOVED 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 Committee – FINAL VOTE: Amend 70-141-1, Facility Reservations

MOVED 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.

Security, Bus & Traffic Committee - Conceptual Transportation Consultant Approval

MOVED 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.

August 2, 2021, Recreation Committee

- CONCURRED to schedule a special budget meeting.
- CONCURRED to review the sewing room enhancements agenda item at the next scheduling meeting.
- CONCURRED to forward the storage unit agenda item to the Strategic Planning Ad hoc Committee.
- MOVED to approve the recreation activities for 2021-2022, with the additions recommended by the committee members.
- CONCURRED to discuss the 2021-2022 Committee goals at the next scheduled meeting.
- MOVED to direct staff to work with Nancy Garrett to install a Veteran Garden Marker for the 100th Anniversary of the Tomb of the Unknown soldier in Leisure World Veterans Plaza Rose Garden.
- MOVED to approve the RV lot refund for space H-05
- MOVED to postpone the 60th anniversary until the opening of the time capsule, in 2025.
- MOVED to approve the proposed clubs Gloria Autoharp Club and History of Art Club.
- MOVED to recommend the GFR Board approve the installation of a flag drop box, for the proper disposal of American Flags, at the Leisure World, to be maintained by the American Legion Post 327.
- MOVED to forward Clubhouse Two, Lobby Carpet to the Physical Property, and ADRC Committees
- CONCURRED to discuss the revenue generating ideas at the next scheduled meeting.
- MOVED to approve to grant the Recreation Department permission to reimburse any Authorized Resident, with an existing Mini Farm lease, in order to expediate the cleanup of the lot.

August 4, 2021, Physical Property Committee

- MOVED and approve to remove the first two trees at the intersection of Oakmont and St. Andrews, regarding correspondence on page 24
- CONCURRED to request a work study meeting be scheduled to review the Total Quality Checklist.
- MOVED and approve to raise fees for (GL 53807014, Cost Center 670), to \$125 per month for vendors.
- MOVED and approve to accept the 2022 proposed budgets, as amended.
- MOVED to recommend to the GRF Board award a contract to MJ Jurado, for the repair, slurry, and re-striping of the Administration Building, Building GIVE and Clubhouse Six Parking Lots: \$36,382 and replacing the asphalt with concrete at Clubhouse One Parking Lot: \$142,975, adding \$14,000 in contingencies, for a total cost not to exceed \$193,457, Reserve funds, after review by the Finance Committee.
- CONCURRED to request the Facilities Director provide further information regarding the CI-Met trash contract, at the next scheduled meeting.

- MOVED and approve to recommend the GRF Board approve the Contractors of Record, (MJ Jurado Inc., Custom Glass, Greenwood Heating and Air, Inc., Advance Custom Pain, Inc., J.C. Kress Construction, Inc., and Roxygen Painting Company), for a one-year term.
- CONCURRED to discuss clubhouse assignments after the Total Quality Checklist work study meeting.
- CONCURRED to recommend the GRF President create a Renewable Energy Ad hoc Committee.
- CONCURRED to request the Facilities Director provide further information, at the next scheduled meeting.

August 5, 2021, Executive Committee

- MOVED to have Human Resources Coordinator, bring back the new position (Administration/Communications Specialist, based on the Committee's feedback, to the next scheduled meeting.
- MOVED to have Human Resources Director, bring back the Recreational Vehicle (RV) Lot and Mini Farm Job Description, based on the Committee's feedback, to the next scheduled meeting.
- APPROVED the Member Resources & Assistance Liaison position description.
- No action was taken for 2022 Budget Assumption.
- MOVED to recommend the GRF BOD to rename Executive Committee to GRF Administration Committee.
- CONCURRED to discuss Staffing Needs – All Departments in the Executive Session of the committee.
- CONCURRED to setup a work study meeting for GRF Election Packet give to Candidates and be brought back to the next scheduled meeting.
- MOVED to recommend the GRF BOD to amended Active Membership Certificate for approval.
- MOVED to recommend the GRF BOD to amend Member Rules of Conduct Non-compliance with Rules of Conduct – Fines and Penalties for approval.
- MOVED to recommend the GRF BOD to amend Procedure for Notification of Violation and Right of Hearing for approval.
- MOVED to recommend the GRF BOD to amend GRF Election for approval.

August 9, 2021, Mutual Administration Committee

- CONCURRED to update the phone tree for Mutual Administration and to refer the reception report to the Communication & IT Committee.
- CONCURRED to send any recommendations, pertaining to the GRF Staff Review of department reports, to the Chair.
- CONCURRED to send any recommendations, pertaining to the Committee Review of department reports, to the Chair.
- No action was taken on the 2022 Budget for Cost Center 533. Item will be brought back to the next schedule meeting.
- No action was taken on the 2022 Budget for Cost Center 545. Item will be brought back to the next schedule meeting.
- No action was taken on the 2022 Proposed Operating Budget for Cost Center 574, Service Maintenance. It was consensus of the Committee to bring this item back for further review
- MOVED and recommended the Finance Committee change the budget for SRO Labor Cost Recovery from the current labor rate of \$45 per hour to \$47.25 per hour.
- CONCURRED to refer the Stock Transfer Quality Control Specialist to the GRF Administration Committee.
- MOVED and recommended to refer 50- 1650-4 Insurance Disclosure to the GRF Board of Directors.
- MOVED and recommended to refer 50- 1670-4 Leisure World Seal Beach Buying & Selling Handout to the GRF Board of Directors.

- MOVED and recommended to refer 50- 1671-4 “Paws” for Thought to the GRF Board of Directors.
- CONCURRED to address 50-1672-4, Property and Liability Insurance Fact Book, at the next scheduled meeting.

August 11, 2021, Security, Bus & Traffic Committee

- MOVED to amend the authorized resident contact form provided at the time of the meeting, to help finalized the gate access system project.
- No action was taken. The Fleet Manager provided updated information on the contracted/Off-Site bus service and was requested to bring additional information to the next scheduled meeting.
- No action was taken. The Fleet Manager provided updated information on the transportation consultant and was requested to bring additional information to the next scheduled meeting.
- CONCURRED reviewed and discussed the draft of 2022 Budget Assumptions, for Cost Centers 322, 837 and 838. Any changes and/or edits may be presented at the next schedule meeting.
- MOVED and recommended the GRF Board, the purchase of two (2) MPH Industries Model SMT 18-BAS, Speed Monitor 18 traffic calming radar trailers with traffic data collection capability, at a cost not to exceed \$30,000.00.
- MOVED to request the Security department, direct GRF and the Healthcare staff and contractors, to use the North and South gate entrances.
- MOVED and recommended the GRF BOD approve 80-5145-3, Security Committee Charter, as presented.

August 11, 2021, Management Service and Contract Ad Hoc Committee

- No action regarding GRF Recreation Department Management Services
- No action regarding IT Department- Management Services.
- No action regarding GRF Purchasing Department – Management Services.
- CONCURRED to update the GRF Security Service list and brought back to the next meeting.

August 12, 2021, Communications/ITS Committee

- CONCURRED to Spotlight Magazine for 2022 and LWSB 60th anniversary book has been cancelled and the celebration of opening the time capsule located in the LW Library is still planned for 2025
- MOVED to recommend to the Finance Committee the inclusion and/or amendment to the Reserve Study for the replacement of Trust property assets identified as Computers, for compliance to systems needs to support Windows 11
- CONCURRED to further review an updated draft at the next scheduled Committee meeting, with the addition of a purchase request for computer supplies (capital budget), storage and shelving for IT Department.
- CONCURRED to further review an updated draft at the next scheduled Committee meeting, including the variance in LW Weekly footer ads.
- CONCURRED to further discuss SMS Policy Work Study Discussion at the next scheduled Committee meeting.
- CONCURRED to further discuss this topic at the next scheduled Committee meeting. The Managing Editor stated that SBPD PIO (Press Information Officer) advised to continue updating the residents on traffic safety through LW Weekly publications.
- No action was taken regarding Monthly Q&A Podcast with LW Weekly Staff Person.

August 13, 2021, Architectural Design and Review Committee

- CONCURRED to have Committee members (Gambol, Isom) conduct a visit to the nursery and bring back additional samples, to the next scheduled meeting.
- APPOINTED Mr. Dodero as Vice Chair.
- No action regarding Holiday Decorations.
- MOVED to approve the LW Fitness logo, exhibited in option A page 13, in the agenda packet.
- CONCURRED to review additional samples of Mini-farm logos at the next schedule meeting.
- CONCURRED to review additional color samples on option C, page 17 of the RV Lot at the next schedule meeting.
- CONCURRED TO review approved plant list and additional plants for consideration, at the next scheduled meeting.
- MOVED to approve the proposed color pallet and interior design elements, to be included with the Recreation Committee request to the Physical Property Committee, to replace the Clubhouse Two, lobby Carpet.
- MOVED to approve carpet (Brown/ Beige Model #LS043662) and included in the approved set of finishes and Materials.
- MOVED to refer the proposed 2022 budget, for Cost Center 101 to the Finance Committee for review, as presented.
- MOVED to purchase three (3) camel bags or the equivalent to enhance more water to the three African tulip trees at Clubhouse Four.
- CONCURRED to request an assessment on Clubhouse Two.
- CONCURRED to address 10-5160-3 ADR Committee Charter, at a work study.

August 16, 2021, Finance Committee

- MOVED to authorize the Finance Director, write off \$ 1,281 of uncollectible news receivables and assess the feasibility of using a collection agency to recover these funds.
- MOVED to approve the amendment of the Reserve Study, to reflect the replacement of Trust property assets identified as Computers, for compliance to systems needs to support Window 11:
 - 2022 Replacement of computers \$42,500
 - 2023 Replacement of computers \$42,500
 - 2024 Replacement of computers \$34,000
- MOVED to accept for audit and forward to the GRF Board the draft interim financial statements for period ending July 31, 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 through US Bancorp totaling \$200,000 of capital funds, with terms ranging from twelve (12) to eighteen (18) months at the prevailing interest rates at the time of purchase and at the discretion of the financial advisor.
- MOVED to accept the recommendation from the Mutual Administration Committee and forward to the GRF Board the recommendation to increase the standard hourly SRO labor rate to \$47.20 and the overtime hourly rate to \$70.80, effective January 1, 2022.
- MOVED to inform the Board, the Finance Committee has determined Reserve Funds in the amount of \$193,457 are available and have placed a temporary hold, pending Board action on the proposed, to remove and replace the asphalt in the parking lot of Clubhouse One with concrete, repair, slurry, and re striping of the parking lots at the Administration Building, Building Five and Clubhouse Six, for a cost not to exceed \$193,457, Reserve Funding, as being

recommended to the Board by the Physical Property Committee, per the Committee's action request of August 4, 2021.

- MOVED that the GRF Board award a contract to MJ Jurado for the repair, slurry, and re-striping of the Administration Building, Building Five, and Clubhouse Six parking lots and to replace the asphalt at Clubhouse One parking lot, with concrete and to add \$14,000 in contingencies, for a total project cost not to exceed \$193,357, allocating \$78,049 in Reserve funding
- MOVED that the GRF Board award a contract to MJ Jurado for the repair, slurry, and re-striping of the Administration Building, Building Five, and Clubhouse Six parking lots and to replace the asphalt at Clubhouse One parking lot, with concrete and to add \$14,000 in contingencies, for a total project cost not to exceed \$193,357, allocating \$115,457 in Capital Funding.
- No action was taken. Insurance coverage and costs and requested the Executive Director to bring quotes on the recommended coverages presented to the next scheduled meeting.
- No action was taken. The draft of 2022 Budget Assumptions, for Cost Centers 431, 432, 439, 460, 465 & 544. Any changes and/or edits may be presented at the next scheduled meeting.

August 17, 2021, Website Redesign Ad Hoc Committee

- CONCURRED to recommend the GRF BOD approve, at the September BOD meeting, to connect the redesigned LWSB website to the domain name and make it visible to the public.
- MOVED to recommend the GRF BOD approve, at the September BOD meeting, the draft Wikipedia page, to be uploaded to the Wikipedia site.
- CONCURRED to distribute, for review, the link to the redesigned website, incorporating changes requested by the Committee, to the GRF Board of Directors during the first week of September.

Financial Recap – July 2021

As of the seven-month period ended July 2021, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$956,529.

Major variances are:

Wages, Taxes & Benefits	\$684,577	Favorable: Wages \$426K; P/R Taxes \$37K; Workers' Comp \$68K; 401(k) ER Match \$20K; Group Ins \$134K; average FTE < budget by 22 FTE
Agency Fees	(144,500)	Unfavorable: Temporary help to fill key positions
Professional Fees	(75,390)	Unfavorable: Unexpected legal expenses
Facilities Maintenance	57,998	Favorable: Maintenance scheduled for later in the year
Publication Printing	66,810	Favorable: Decrease in printing rates
Certificate Prep Fees	62,150	Favorable: Unit sales exceeds budget
Rental Income	188,389	Favorable: Unit sales exceeds budget
Other Income	45,101	Favorable: 2020 income tax refunds \$23K; permit income \$22K
News Advertising Income	57,787	Favorable: Display, Front Footer & Classified ads

	Fund Balance	Allocated For Current Projects	Allocated For Future Projects	For details, see page
Reserve Funds				
Repairs & Replacements	\$12,000,577	\$899,806	\$11,100,771	7

	Fund Balance	Allocated Funds	Unallocated Funds	For details, see page
Capital Funds				
Capital Improvements	\$3,047,942	\$41,527	\$3,006,415	8

Total year-to-date approved unbudgeted operating expenses are \$115,062.



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 JULY 2021 FINANCIAL STATEMENTS
DATE: AUGUST 24, 2021
CC: FILE

At the regularly scheduled meeting of the Finance Committee on August 16, 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 July 2021 interim financial statements for audit.

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

Financial Recap – July 2021

As of the seven-month period ended July 2021, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$956,529.

Major variances are:

Wages, Taxes & Benefits	\$684,577	Favorable: Wages \$426K; P/R Taxes \$37K; Workers' Comp \$68K; 401(k) ER Match \$20K; Group Ins \$134K; average FTE < budget by 22 FTE
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Capital Improvements	\$3,047,942	\$41,527	\$3,006,415	8

Total year-to-date approved unbudgeted operating expenses are \$115,062.

P.O. Box 2069
Seal Beach CA 90740

Description			
	Current Assets:		
	Cash & cash equivalents	554,009	
1122000	Non-Restricted Funds	22,793	
	Receivables	814,960	
	Prepaid expenses	288,586	
1154100	Deferred Lease Revenue	7,236	
	Inventory of maintenance supplies	<u>519,007</u>	
	Total Current Assets		2,206,590
	Designated deposits		
1211000	Contingency Operating Fund	1,000,000	
	Reserve Fund	12,000,577	
1212500	Capital Improvement Fund-GRF	<u>3,047,942</u>	
	Total designated deposits		16,048,519
	Notes Receivable		
1411000	Notes Receivable	<u>74,825</u>	
	Total Notes Receivable		74,825
	Fixed Assets		
	Land, Building, Furniture & Equipment	39,405,552	
	Less: Accumulated Dep'n	<u>(24,062,100)</u>	
	Net Fixed Assets		15,343,452
	Other Assets		<u> </u>
	Total Assets		<u><u>33,673,386</u></u>

P.O. Box 2069
Seal Beach CA 90740

Description			
Liabilities & Equity			
Current Liabilities:			
	Accounts payable	365,477	
	Project Commitments	328,158	
	Prepaid Deposits	32,783	
	Accrued payroll & payroll taxes	503,456	
	Unearned Income	67,615	
2140000	Deferred Revenue-Other	21,332	
	Accrued expenses	149,233	
	Total Current Liabilites	1,468,055	
	Total Liabilities		1,468,055
Equity			
Mutuals' Beneficial Interest			
3211000	Contingency Operating Reserve Equity	1,000,000	
3212000	Reserve Equity	11,696,698	
3394000	Capital Fund Equity	3,021,792	
3310000	Beneficial Interest in Trust	16,117,042	
	Total Mutuals' Beneficial Interest		31,835,532
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	312,678	
	Total Excess Income		312,678
3920000	Dep'n & Amortization		(6,194,530)
	Net Stockholders' Equity		32,205,331
	Total Liabilities & Stockholders' Equity		33,673,386

Golden Rain Foundation
Cash Flow Activity - All Reserves
For the Period Ended July 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		291,665			291,665
Funded: Amenities Fees collected (426)		869,695	869,695		1,739,389
Funded: M17 Lease Fees collected (22)		5,450	5,450		10,900
Funded: Interest on Funds		48,365	3,721		52,086
Expenditures		(453,175)	(378,584)		(831,759)
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				(56,356)	(56,356)
Balance 07/31/2021	1,000,000	12,000,577	3,047,942	22,793	16,071,312
Net Activity	-	762,000	(39,412)	(56,356)	666,232

Golden Rain Foundation

Cash Flow Activity - All Reserves

For the Month of July 2021

	Contingency Operating Fund	Reserve Fund	Capital Improvement Fund	Nonrestricted Funds	Total
Balance 6/30/2021	1,000,000	11,914,379	2,968,771	38,451	15,921,601
Funded: Assessments		41,667			41,667
Funded: Amenities Fees collected	(67)	136,604	136,604		273,207
Funded: M17 Lease Fees collected	-				-
Funded: Interest on Funds		3,521	40		3,561
Progress Payments on CIP					-
Expenditures		(95,594)	(57,473)		(153,066)
Net Monthly Activity				(15,658)	(15,658)
Balance 7/31/2021	1,000,000	12,000,577	3,047,942	22,793	16,071,312
Net Activity	-	86,198	79,171	(15,658)	149,711

Golden Rain Foundation
Quick Balance Sheet Analysis
For the Period Ended July 31, 2021

SELECTED BALANCE SHEET ITEMS

	Current Balance	Prior Month	Increase (Decrease)
Cash In Bank	576,802	692,536	(115,734)
Current Assets	18,255,109	18,354,457	(99,348)
Current Liabilities	1,468,055	1,974,653	(506,598)
Current Ratio	12.43	9.30	
Designated Deposits:	16,048,519	15,883,150	165,369
Reserve Fund			
Capital Improvement Fund			
Contingency Operating Fund			

RESULT OF OPERATIONS

Current Month	Actual	Budget	Variance	%
Income	1,489,571	1,417,833	71,738	5.06
Expense	1,413,374	1,416,428	3,054	0.22
Net Materials Recovery(Pass Thru)	0	0	0	
Excess Income or (Expense)	76,197	1,405	74,792	
Year To Date	Actual	Budget	Variance	%
Income	10,122,863	9,823,053	299,810	3.05
Expense	9,182,929	9,839,648	656,719	6.67
Net Materials Recovery(Pass Thru)	0	0	0	
Excess Income or (Expense)	939,934	(16,595)	956,529	

Full Time Equivalents		
For the Month	Average YTD	Planned - 2021
139.13	133.85	156.33

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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: CAPITAL IMPROVEMENT FUNDS INVESTMENT PURCHASE
DATE: AUGUST 24, 2021
CC: FILE

At the regularly scheduled meeting of the Finance Committee on August 16, 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 \$200,000 of capital funds, with terms ranging from twelve (12) to eighteen (18) months at the prevailing interest rates at the time of purchase and at the discretion of the financial advisor.

I move to approve the purchase of brokered CDs from US Bancorp totaling \$200,000 of capital improvement funds, with terms ranging from twelve (12) 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 July 31, 2021

Term	Maturity Month	Investment Amount	Rate
0	Aug-21		
1	Sep-21		
2	Oct-21	210,000	0.10%
3	Nov-21	200,000	1.80%
4	Dec-21	45,000	0.05%
5	Jan-22	200,000	0.01%
6	Feb-22	245,000	0.05%
7	Mar-22	255,000	0.05%
8	Apr-22		
9	May-22	300,000	0.05%
10	Jun-22	245,000	0.05%
11	Jul-22	105,000	0.05%
12	Aug-22		
13	Sep-22		
14	Oct-22		
15	Nov-22		
16	Dec-22		
17	Jan-23		
18	Feb-23		
19	Mar-23		
20	Apr-23		
21	May-23		
22	Jun-23		
23	Jul-23		
24	Aug-23		
25	Sep-23		
26	Oct-23		
27	Nov-23		
28	Dec-23		
29	Jan-24		
30	Feb-24		
31	Mar-24		
32	Apr-24		
33	May-24		
34	Jun-24		
35	Jul-24		
36	Aug-24		



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: EXECUTIVE COMMITTEE
SUBJECT: APPROVE NAME CHANGE FOR EXECUTIVE COMMITTEE
DATE: AUGUST 11, 2021
CC: FILE

At the August 5, 2021. meeting of the Executive Committee, the Committee moved to recommend the GRF Board of Directors to rename Executive Committee to GRF Administration.

I move to recommend the GRF Board of Directors to rename Executive Committee to GRF Administration.

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: EXECUTIVE COMMITTEE
SUBJECT: AMEND 30-5093-1, MEMBER RULES OF CONDUCT
DATE: AUGUST 11, 2021
CC: FILE

At the August 5, 2021, meeting of the Executive Committee, the Committee moved to recommend the GRF Board of Directors amend 30-5093-1, Member Rules of Conduct.

I move to amend 30-5093-1, Member Rules of Conduct, updating the document language, as presented.

Authorized Resident (AR) ~~Member/Owner (M/O) Renter/Lessee (R/L)~~
Rules of Conduct

1. PURPOSE

The purpose of the Authorized Resident (AR) ~~Member/Owner (M/O) Renter/Lessee (R/L)~~ Rules of Conduct is to protect Golden Rain Foundation (GRF), GRF staff, GRF contracted service providers and GRF residents.

The Rules of Conduct apply to GRF Members/Owners, Qualified Permanent Residents, Co-occupants, Renters/Lessees, Caregivers and ~~their~~ visitors.

2. RULES OF CONDUCT

2.1 Shall apply on ~~to~~ all property held in trust by GRF (Trust Property).

2.2 Shall apply on ~~to~~ Mutual Property for behavior and actions toward GRF staff and GRF contracted serviced providers working in Mutuals.

2.3 GRF Members are responsible for the actions of all those associated with their property, including the following: Qualified Permanent Residents, Co-occupants, Renters/Lessees, Caregivers, and ~~their~~ visitors.

2.4 Interactions with others must be respectful and non-abusive, both verbally and physically.

2.4.1 Behaviors such as the following are ~~is~~ prohibited:

2.4.1.1 Verbal or physical violence, implied or actual (threats).

2.4.1.2 Personal insults and yelling.

2.4.1.3 Any form of discrimination.

2.4.1.4 Unwanted or offensive touching, filming, photography and recording.

2.4.1.5 ~~Unwanted~~ Sexually suggestive language.

2.4.1.6 Directing objects or substances at another person with intent to harm or intimidate.

2.4.1.7 Disruptive behavior, personal attacks, or harassment during GRF meetings.

2.4.1.8 Creating a hostile work environment for GRF staff and GRF contracted service providers on Trust Property or while working in Mutuals.

2.4.1.9 Bodily odor or cleanliness that would be considered offensive and a health and safety hazard to others.

2.4.1.10 Willful damage to Trust Property.

Authorized Resident (AR) ~~Member/Owner (M/O) Renter/Lessee (R/L)~~
Rules of Conduct

2.4.1.11 Non-compliance with GRF Governing Documents.

3. NON-COMPLIANCE

3.1 Non-compliance ~~W~~will result in a penalty for each violation. See 30-5093-2 for schedule of fines and penalties.

3.2 To protect GRF, repeat offenders may be subject to legal action.

3.3 For offenses that are governed by City, State or Federal laws the appropriate authorities will be contacted.

4. NOTIFICATION OF VIOLATION AND RIGHT TO HEARING

See Procedure 30-5093-3 for Notification of Violation and Right to Hearing procedures.

Document History

Adopted: 26 Nov 19

Amended:

23 Dec 20

Amended: 26 Jan 21

Keywords: Rules of
Conduct

Authorized
Resident (AR)

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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: EXECUTIVE COMMITTEE
SUBJECT: AMEND 30-5093-2, MEMBER RULES OF CONDUCT NON-COMPLIANCE
WITH RULES OF CONDUCT- FINES AND PENALTIES
DATE: AUGUST 5, 2021
CC: FILE

At the August 5, 2021, meeting of the Executive Committee, the Committee moved to recommend the GRF Board of Directors amend 30-5093-2, Member Rules of Conduct Non-compliance with Rules of Conduct- Fines and Penalties.

.

I move to amend 30-5093-2, Member Rules of Conduct Non-compliance with Rules of Conduct- Fines and Penalties, updating the document language, as presented.

Authorized Resident (AR) ~~Member/Owner (M/O) Renter/Lessee (R/L)~~

Rules of Conduct, _____

Non-Compliance with Rules of Conduct – Fines and Penalties

1. PURPOSE

The purpose of implementing fines and penalties ~~for~~ of non-compliance with M/O, R/L Authorized Resident (AR) Rules of Conduct is to:

1.1 Encourage voluntary compliance;

1.2 Penalize violators who do not comply with the Rules of Conduct;

~~**1.3**—Protect Golden Rain Foundation (GRF) Trust Property and assets, GRF Staff, GRF-contracted service providers, Ars, caregivers and visitors and M/O, R/L ARs, and visitors (guests and caregivers).~~

1.3

2. NON-COMPLIANCE FINES AND PENALTIES

2.1 Fine Schedule

2.1.1 First Offense \$100.00

2.1.2 Second Offense \$200.00

2.1.3 Third Offense \$500.00 and violators suspension of GRF Trust Property amenities for 60 days.

2.1.4 Fines and Penalties for further offenses will be subject to the GRF Board of Directors' discretion and dependent upon the severity of the infraction.

2.1.5 Egregious offenses will be reviewed by the Board of Directors and appropriate fines or penalties will be assessed by Board of Director action, under applicable terms of the California Civil Code.

2.2 Legal Action

2.2.1 For infractions that rise to a criminal level nature—as stated in City, State or Federal laws, the appropriate authorities will be notified.

2.2.2 GRF will seek legal action when necessary to protect GRF Trust Property assets, GRF staff, and—GRF-contracted service providers, GRF Directors, and Volunteers on Trust Property or while working in Mutuals.

Authorized Resident (AR) ~~Member/Owner (M/O) Renter/Lessee (R/L)~~

Rules of Conduct,_____

Non-Compliance with Rules of Conduct – Fines and Penalties

2.2.3 The prevailing party may be entitled to recover reasonable legal costs.

Document History

Adopted: 26 Nov 19 Amended: 23 Feb 21 Amended: 05 Apr 21

Keywords: Rules of Conduct Fines Penalty Authorized Resident (AR)

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: EXECUTIVE COMMITTEE
SUBJECT: AMEND 30-5093-3, PROCEDURE FOR NOTIFICATION OF VIOLATION AND RIGHT OF HEARING
DATE: AUGUST 5, 2021
CC: FILE

At the August 5, 2021, meeting of the Executive Committee, the Committee moved to recommend the GRF Board of Directors amend 30-5093-3, Procedure for Notification of Violation and Right of Hearing.

I move to amend 30-5093-3, Procedure for Notification of Violation and Right of Hearing, updating the document language, as presented.

Authorized Resident (AR) Member/Owner (M/O) Renter/Lessee (R/L)
Rules of Conduct, _____
Procedure for Notification of Violation and Right to Hearing

1. PURPOSE

The purpose of these procedures is to provide a clear and concise process for notification of all violations and the process of imposing fines for the violations of the Authorized Resident (AR), such as parking and ~~such as parking and~~ Rules of Conduct in accordance with the applicable sections which sets forth procedural requirements:-

- § 5855 which sets forth procedural requirements
- § 4935 (b)
- § 5310 (a) (8)
- Corp. Code § 7341 § (c) (3)

2. PROCEDURES

The procedures for Notification of Violation, Appeal Hearing, Notification of Appeal Hearing and Results of Appeal Hearing will comply with Civil Code 5855 which sets forth procedural requirements.

~~2. APPEAL HEARING~~

- ~~2.1 All Appeal Hearings will be before a quorum of the GRF Board of Directors.~~
~~2.2 All Appeals of the Results of an Appeal Hearing will be before the President of GRF. The President's decision is final.~~

3. NOTIFICATION OF VIOLATION

- ~~3.1 A Notification of Violation letter will be sent to the AR M/O, R/L. Letter will:~~
- ~~3.1.1 Provide the circumstances of the violation, including date and location;~~
 - ~~3.1.2 Include pictures, if applicable;~~
 - ~~3.1.3 Include the amount of the fine assessed; and~~
 - ~~3.1.4 Provide instructions for appealing the fine.~~

4. NOTIFICATION OF APPEAL HEARING

Authorized Resident (AR) Member/Owner (M/O) Renter/Lessee (R/L)
Rules of Conduct, _____

Procedure for Notification of Violation and Right to Hearing

~~4.1~~ A Notification of Appeal Hearing Letter will be sent to the ~~M/O, R/ARL~~ that has requested a hearing to appeal a violation fine or suspension. Letter will:

~~4.1.1~~ Provide the date, time and location of hearing; and

~~4.1.2~~ provide instructions for presenting evidence to support appeal.

~~5.~~ RESULTS OF APPEAL HEARING

~~5.1~~ An Appeal Hearing Results letter will be sent to the member. The letter will:

~~5.1.1~~ Provide the results of the Appeal Hearing as decided by the quorum of the Board; and

~~5.1.2~~ provide instructions for further appeal to the President of GRF.

~~6.~~ APPEAL HEARING RESULTS

~~6.1~~ A Final Appeal Hearing Letter will be sent to the member requesting further appeal of the violation. The letter will:

~~6.1.1~~ Provide the date, time and location of appeal hearing with GRF President; and

~~6.1.2~~ include statement that this is the last appeal hearing and the decision of the GRF President is final.

~~7.~~ FINAL APPEAL OF HEARING RESULTS

~~7.1~~ A Final Appeal Hearing Results letter will be sent to the ~~M/O, R/LAR~~. The letter will include:

~~7.1.1~~ The decision of the GRF President to uphold or waive the fine and/or suspension; and

~~7.1.2~~ 2.1.1 include a statement that this decision is final, and no further appeals will be considered.

Document History

Authorized Resident (AR) ~~Member/Owner (M/O) Renter/Lessee (R/L)~~

Rules of Conduct, _____

Procedure for Notification of Violation and Right to Hearing

Adopted: 26 Nov 19 26 Jan 21

Keywords: Rules of Conduct Fine Appeal Parking Violation

Authorized
Resident
(AR)



BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: EXECUTIVE COMMITTEE
SUBJECT: AMEND 30-5026-3, GRF ELECTION OF OFFICERS
DATE: AUGUST 5, 2021
CC: FILE

At the August 5, 2021, meeting of the Executive Committee, the Committee moved to recommend the GRF Board of Directors amend 30-5026-3, GRF Election of Officers.

I move to amend 30-5026-3, GRF Election of Officers, updating the document language, as presented.



EXECUTIVE COMMITTEE

GRF Election of Officers

1. The Board shall conduct an open session, for the purpose of an organizational meeting, immediately following the Annual Meeting for the purpose of electing officers. The election of officers shall be in accordance with Robert's Rules of Order. A quorum of the Board must be present for the election of officers. The election to an officer's position shall be for a one- year term; however, the Board may change the officers anytime throughout the year. Only directors present at the meeting are eligible to be elected as an officer of the Board. (See 30-5101-1, Limitation of Terms, GRF Officers).
2. If the current President is a candidate for that office, the chair will be turned over to the Executive Director or his representative until a new President is elected.
3. The chair shall call for nominations for each office in the following order: President, Vice President, Corporate Secretary, and Treasurer.
 - 3.3.1. In order to protect the Foundation's ability to secure a required fidelity bond, an officer of the Board may not have been convicted of a financial crime.
4. Nominations should not be seconded. After nominations have been received, the chair shall call up to three times for additional nominations. If there are none, the chair will declare the nominations closed.
5. In uncontested elections, the chair will declare the nominated person elected. Where two or more candidates are nominated for an office, the vote will be by secret written ballot utilizing a procedure to maintain confidentiality.
6. The winning candidate must receive a majority of the votes cast. The written ballots will be counted by the Inspector of Elections. A member of the audience will be asked to volunteer as an observer to witness the counting of ballots. The Inspector of Elections will announce the result.
7. If there are more than two candidates and no one receives a majority vote of the attending Directors, the candidate receiving the fewest votes shall be eliminated and balloting shall continue until one candidate receives a majority vote.
8. The Inspector of Elections will announce name of the winning candidate and the vote count (if requested by a candidate).

EXECUTIVE COMMITTEE



GRF Election of Officers

Document History

Adopted:	12 Jul 94	Amended:	15 Jul 97	Amended:	16 Mar 99
Amended:	19 Apr 11	Amended:	26 May 15	Amended:	23 Feb 16
Amended:	24 Oct 17	Amended:	23 Jul 19		

Keywords: Executive Election Officers GRF Board
Committee

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE (CM)
SUBJECT: SRO LABOR RATE INCREASE
DATE: AUGUST 12, 2021
CC: FILE

At the regularly scheduled meeting of the Mutual Administration Committee held on August 9, 2021, the committee members passed a motion to recommend to the Finance Committee a 5% increase in the SRO labor rate effective January 1, 2022 to offset competitive wage rates necessary to hire and retain skilled employees.

The current hourly labor rate is \$45 for straight time and \$67.50 for overtime. The proposed increase would adjust the hourly rate to \$47.20 for straight time and \$70.80 for overtime, thus potentially increasing the total SRO labor recovery by \$77,489.

\$ 45.00	\$ 67.50		Based on data from January 2019 through December 2019
Labor-Straight	Labor-OT	Labor Total	
\$ 0.75	\$ 1.12		Labor rate per minute
1,871,004	44,145	1,915,149	Annual minutes from 2019
1,403,253	49,442	1,452,695	Estimated Labor Recovery Dollars
1,403,253	49,442	1,452,695	Total Budgeted SRO Labor Recovery
\$ 47.20	\$ 70.80		Based on data from January 2019 through December 2019
Labor-Straight	Labor-OT	Labor Total	
\$ 0.79	\$ 1.18		Labor rate per minute
1,871,004	44,145	1,915,149	Annual minutes from 2019
1,478,093	52,091	1,530,184	Estimated Labor Recovery Dollars
1,478,093	52,091	1,530,184	Total Budgeted SRO Labor Recovery

Years	Rate
2006 - 2014	36.00
2015 - 2016	39.00
2017 - 2020	42.00
2021	45.00
2022	47.20

Rate increase trend: Proposed

I move to increase the standard hourly SRO labor rate to \$47.20 and the overtime hourly rate to \$70.80, effective January 1, 2022.

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION COMMITTEE
SUBJECT: AMEND 50-1650-4 INSURANCE DISCLOSURE
DATE: AUGUST 11, 2021
CC: FILE

At the August 9, 2021, meeting of the Mutual Administration Committee, the Committee moved to recommend the GRF Board of Directors to amend 50-1650-4 Insurance Disclosure.

I move to amend 50-1650-4 Insurance Disclosure as presented.

Note: No track changes were available due to technical error.



STOCK TRANSFER

Insurance Disclosure

Facts About Insurance Every LW Resident/Shareholder Should Know

The Mutual may require insurance and require proof of insurance. Please see the appropriate Mutual policy 7701.

Your Mutual's Master Insurance Policy covers your Mutual's buildings along with all common areas, but it **does not cover**:

- Your personal belongings.
- Any earthquake damage (The Mutual does not maintain Earthquake coverage).
- Your personal liability in the event you become legally liable for causing bodily injury and/or property damage to another unit.
- Non-standard property, including the nonstructural upgrades, alterations and/or interior or exterior improvements of your co-op or interior of your condo unit. These would include, but not be limited to upgraded doors, double-pane windows, flooring, window treatments, granite countertops, appliances, air conditioning, heat pumps, etc.

You should also be sure your personal insurance policy covers you for Additional Living Expenses (ALE). This is normally standard on an HO-6 policy. This coverage would come into play if your co-op or condo becomes uninhabitable due to a covered cause of loss, not attributable to the Mutual, such as fire or water damage and would contribute toward the additional living expenses you incur to live elsewhere until such time as your co-op or condo is again habitable.

Your personal liability is also a standard component within an HO-6 policy. The coverage is meant to pay your defense costs in the event you are named in a lawsuit, along with any judgement costs that are levied against you. This coverage is triggered when you have been accused of causing bodily injury or property damage to another person. Examples of loss could include a person(s) injured inside your home, dog bites, golf cart accidents, fire and flood, etc. Any costs an insurance company would pay in the event of a covered cause of loss would only be up to the policy limit you choose.

It is important to note, under the terms and conditions of the occupancy agreement and applicable Mutual Policies, you may be financially responsible for a loss including but not limited to the policy deductible which could be as high as \$50,000 per occurrence.

We strongly suggest that you discuss the Master Policy with a qualified insurance provider to ensure that you have adequate protection in the event of a loss or claim.

Complete Master Insurance Policy is available upon request (subject to copy fees due to size of document).

(Aug 21)

GOLDEN RAIN FOUNDATION Seal Beach, California



STOCK TRANSFER

Insurance Disclosure

I (we) have read the Insurance Disclosure and understand that it is recommended that I (we) maintain insurance on our Mutual dwelling and will/may be financially responsible for all expenses and/or special assessment in the event of a loss and/or claim, personal belongings and non-permitted improvements to the unit.

Print - Shareholder's Name

Date: _____

Signed - Shareholder's Name

Print - Shareholder's Name

Date: _____

Signed - Shareholder's Name

Print - Shareholder's Name

Date: _____

Signed - Shareholder's Name

Document History

Reviewed: 14 Jul 21

Reviewed: 9 Aug 21

Keywords: Stock Transfer Insurance Handout
Disclosure

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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION COMMITTEE
SUBJECT: AMEND 50-1670-4 LEISURE WORLD SEAL BEACH BUYING AND SELLING
HANDOUT
DATE: AUGUST 11, 2021
CC: FILE

At the August 9, 2021, meeting of the Mutual Administration Committee, the Committee moved to recommend the GRF Board of Directors to amend 50-1670-4 Leisure World Seal Beach Buying and Selling Handout.

I move to amend 50-1670-4 Leisure World Seal Beach Buying and Selling Handout.
as presented.

Note: No track changes were available due to technical error.

STOCK TRANSFER

Leisure World Seal Beach Buying and Selling Handout

50-1670-4



August 9, 2021

(Aug 21)

GOLDEN RAIN FOUNDATION Seal Beach, California



STOCK TRANSFER

Leisure World Seal Beach Buying and Selling Handout

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STOCK TRANSFER

Leisure World Seal Beach Buying and Selling Handout

INTRODUCTION

Leisure World Seal Beach (LWSB) is a gated, active adult community. Golden Rain Foundation (GRF) is the Management Services provider.

The following are the procedures and information you will need to successfully list, sell or buy a unit in this community.

1. LISTING A LEISURE WORLD SEAL BEACH UNIT

1.1. Notice of Intent to Withdraw (NOI)

This notifies the Mutual Corporation 1-12 or 14-16 of the seller's intent to sell the share of stock.

1.1.1. If the owner on record is deceased a certified death certificate must be attached to the NOI.

1.1.2. The NOI may be obtained from an escrow office or from your realtor.

1.1.3. The NOI is valid for 180 days.

1.1.4. If the unit is in a Trust, the seller must get trust approval from the LW attorney. This document states who is legally permitted to sign documents concerning the sale of the unit. There is a \$125.00 fee for this service.

1.1.5. When the seller has signed the NOI, the escrow company courier delivers the signed form to the GRF Stock Transfer Office to be signed by the Mutual President. This may take approximately 10 working days.

1.1.6. After the President of the Mutual signs, the signed NOI goes back to the escrow company. The escrow company sends the original NOI and the Pre-Listing Inspection (PLI) form to the GRF Physical Property Escrow clerk to request a PLI. Keys for all unit doors, patio and carport storage units are required to be submitted with the PLI Form.

1.1.7. Mutual 9 PLI process is different. Check with the Stock Transfer Office for details.

1.1.8. Mutual 17 are condominiums and follow some common real estate processes but you must consult with Stock Transfer office personnel.

1.2. Pre-Listing Inspection (PLI)

This process identifies repairs that the seller is responsible for completing by 10 business days prior to close of escrow.

1.2.1. PLI differ from Mutual to Mutual.

1.2.2. When the inspection is completed the PLI is sent to the escrow company for the signature of the seller.



STOCK TRANSFER

Leisure World Seal Beach Buying and Selling Handout

1.3. Lock Box and For Sale Sign

Realtor's lock box and For Sale sign may not be installed before:

1.3.1. NOI is completed and signed by Mutual President.

1.3.2. The PLI is completed.

1.4. Showing Property

1.4.1. No previewing.

1.4.2. Open Houses are **not** permitted.

1.4.3. Property may be shown **only after** NOI and PLI are completed.

2. BUYING OR SELLING A LEISURE WORLD SEAL BEACH UNIT

2.1. Escrow Process

2.1.1. A final inspection is conducted **10 business days** prior to the close of escrow.

2.1.2. If the required work has not been completed by the seller, the inspector writes work orders to have the work completed prior to the close of escrow. **The seller can no longer do any repairs.**

2.1.3. The cost will be deducted from the seller's Repair Deposit (RD). The RD varies from Mutual to Mutual.

2.2. Close of Escrow

2.2.1. Seller's costs for required repairs are compiled and sent to the GRF Finance Department to be paid from the seller's RD. The remaining balance is refunded to the seller generally within 45 to 60 days after the close of escrow.

2.3. Sale by Trust or Estate

Contact the **Stock Transfer Office** at 562-431-6586 ext. 347.

2.4. Buyer Qualifications

2.4.1. 55 years of age or older (some exceptions).

2.4.2. Meet financial requirements (these vary from Mutual to Mutual).

2.4.3. Each person pays a one-time, non-refundable, amenities fee to the GRF for use of Trust property. Link to GRF Amenities Fee:

<http://www.lwsb.com/wp-content/uploads/2015/07/5061-31-Fees.pdf>

2.4.4. For current eligibility requirements, fees and monthly assessments visit www.lwsb.com website. Check under each Mutual for eligibility requirements. See page 6.

2.5. Units in Mutuals 1-12 and 14-16

2.5.1. Buyer is purchasing a share of stock in a Stock Cooperative with rights of occupancy in that unit. **Buyer owns stock, not the unit.**

2.5.2. This purchase is cash only. No mortgage is permitted.



STOCK TRANSFER

Leisure World Seal Beach Buying and Selling Handout

2.5.3. Buyer becomes a stockholder, not an owner.

2.6. Units in Mutual 17

2.6.1. Buyer is purchasing a condominium (Grant Deed).

2.6.2. Mortgages are permitted.

2.6.3. Buyer becomes the owner of the unit.

2.7. Financial Qualification Process

2.7.1. Mutual Boards have sole authority to set and change Mutual Financial Qualification Requirements.

2.7.2. Mutual Financial Qualification Requirements Policy is located on www.lwsb.com (Policy 7510). This is also found in Mutual Policies. See page 6.

2.7.3. Stock Transfer Office will verify financial qualification packet for compliance with Mutual Policy. The Stock Transfer Office has **no authority to approve applications that do not comply with Mutual Policy.**

2.8. Buyer Orientation Meeting

2.8.1. A Buyer Orientation is required at least 10 business days prior to the close of escrow. Agents may **not** attend.

2.8.2. The meeting is generally conducted by the Mutual President and/or a Mutual Director with the buyer and Mutual Building Inspector in attendance.

2.8.3. The meeting includes a review of the PLI report, Mutual rules and expectations.

2.8.4. The meeting will take approximately 1 to 2 hours.

2.8.5. Several Mutuals require a fee for the New Buyer Orientation prior to the meeting. A check must be submitted made out to the Mutual prior to the meeting.

2.9. Comparison Chart

See attached table on page 7 for additional comparisons of Stock Cooperative and Condominiums.



STOCK TRANSFER

Leisure World Seal Beach Buying and Selling Handout

Mutual Eligibility Requirement Policies

www.lwsb.com

[01-7510.3 Eligibility Requirements MU 01](#)

[7510.02 Eligibility Requirements MU 02](#)

[7510.03 Eligibility Requirements MU 03](#)

[7510.04 Eligibility Requirements MU 04](#)

[7510.05 Eligibility Requirements MU 05](#)

[7510.06 Eligibility Requirements MU 06](#)

[7510.07 Eligibility Requirements MU 07](#)

[08-7510.3 Eligibility Requirements MU 08](#)

[7510.09 Eligibility Requirements MU 09](#)

[7510.10 Eligibility Requirements MU 10](#)

[11-7510.3 Eligibility Requirements MU 11](#)

[12-7510.3 Eligibility Requirements MU 12](#)

[14-7510.3 Eligibility Requirements MU 14](#)

[7510.15 Eligibility Requirements MU 15](#)

[7510.16 Eligibility Requirements MU 16](#)

[7510.17 Eligibility Requirements MU 17](#)

Monthly Assessments

<http://www.lwsb.com/welcome/monthly-fees/>



STOCK TRANSFER

Leisure World Seal Beach Buying and Selling Handout

COMPARISON CHART

Stock Cooperatives: Mutuals 1-12 and 14-16	Condominium: Mutual 17 Only
Differences	
The Mutual owns the property which allows you to occupy the unit. All improvements require Mutual approval with the exception of interior paint.	You own the Condominium (Grant Deed issues).
Occupancy Agreement	Covenants, Conditions, and Restrictions (CC&Rs)
No mortgage. Purchase price paid in full.	Mortgage is possible.
No Reverse Mortgage.	Reverse Mortgage possible on approved building.
Lease is allowed with restrictions and with Mutual approval.	Lease is allowed with restrictions.
Similarities	
<p>Each unit is all electric. No gas is available. Visitor limited to maximum of 60 days, per 12-month period. Mutual approval required for improvements. Must use GRF vetted contractors. Permits required for most work. One-time, non-refundable amenities fee. Pets allowed, with some restrictions. Co-Occupants must be approved by Mutual.</p>	

Document History

Reviewed: 14 Jul 21

Reviewed: 9 Aug 21

Keywords: Stock Transfer Buying and Selling Handout Escrow Real Estate Agent

(Aug 21)

GOLDEN RAIN FOUNDATION Seal Beach, California



BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION COMMITTEE
SUBJECT: AMEND 50-1671-4 PAWS FOR THOUGHT
DATE: AUGUST 11, 2021
CC: FILE

At the August 9, 2021, meeting of the Mutual Administration Committee, the Committee moved to recommend the GRF Board of Directors to amend 50-1671-4 "Paws" for Thought.

I move to amend 50-1671-4 "Paws" for Thought as presented.

Note: No track changes were available due to technical error.

STOCK TRANSFER

“Paws” for Thought

50-1671-4



“Paws” for Thought

Your Pet Has a Home at Leisure World Too!

Please Read Carefully.

Pursuant to Mutual Policy 7501 and/or Mutual Rules and Regulations

It has long been noted that pets provide incredible mental and physical benefits to the owners who love them. The Mutual Pet Policy was established to honor the member's right to have a pet and to provide guidelines under which an Authorized Resident (A.R.) of Seal Beach Leisure World could bring a pet into the community to reside with them. This policy sets forth the rules and regulations for pet ownership, as well as the requirement that all A.R.s enter into a Pet Agreement and that their pets be registered. This policy is available online or by request in the Stock Transfer Office. Below are a few select important facts regarding pet ownership in Leisure World.

Definition of a Pet

The law defines a “pet” as “any DOMESTICATED bird, cat, dog, or aquatic animal kept within an aquarium. No members of the reptile and monkey families, rats, mice, farm animals, arachnids (spiders), raucous-voiced birds are allowed.

- There is a limit of one pet per unit with the exception of birds which is restricted to two;
- Pet dogs or cats must not weigh more than twenty-five pounds at maturity;
- The dog or cat weight limit in Mutual Seventeen is twenty pounds at maturity;
- Pet dogs and cats must be on a leash **no longer than six feet** while being walked. Waste **must** be picked up with a plastic bag or poop scoop;
- There is no pet deposit to register your pet;
- Listed below are the documents required for you to register your pet dog or cat.

(Aug 21)

GOLDEN RAIN FOUNDATION Seal Beach, California



STOCK TRANSFER

"Paws" for Thought

REQUIREMENTS FOR DOGS		REQUIREMENTS FOR CATS	
<input type="checkbox"/>	City of Seal Beach Pet License	<input type="checkbox"/>	Proof of Spay or Neuter
<input type="checkbox"/>	Proof of Spay or Neuter	<input type="checkbox"/>	Proof of Pet Inoculations
<input type="checkbox"/>	Proof of Pet Inoculations	<input type="checkbox"/>	Proof of Liability Insurance
<input type="checkbox"/>	Proof of Liability Insurance	<input type="checkbox"/>	
<input type="checkbox"/>	Proof of Pet Dog's Breed	<input type="checkbox"/>	

Reminder: Please consider micro-chip identification for your pet, as well as travel-kennel cages for emergency situations.

Pet Registration

Pursuant to Mutual Policy 7501 and/or Mutual Rules and Regulations

Mutual & Unit: _____

Authorized Resident: _____

Authorized Resident Phone: _____

Emergency Contact Name(s): _____

Emergency Contact Phone: _____

Type of Pet: Dog ☐ Cat ☐ Other ☐ _____

Name of Pet: _____ Male ☐ or Female ☐

Breed of Pet: _____ Pet Weight: _____

Color of Pet: _____ Age of Pet: _____

(Aug 21)

GOLDEN RAIN FOUNDATION Seal Beach, California



STOCK TRANSFER

"Paws" for Thought

I've been provided with and understand the provisions of Mutual Policy 7501 or Mutual Rules and Regulations, and GRF Pet Ownership Rules (50-1023-1).

Authorized Resident Signature

Date

Mutual President Signature

Date

**** RETURN FORM TO STOCK TRANSFER FOR PROCESSING ****

Document History

Reviewed: 14 Jul 21

Reviewed: 9 Aug 21

Keywords: Stock Transfer Pets

"Paws" for
Thought

Registration



Golden Rain Foundation

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Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: PHYSICAL PROPERTIES COMMITTEE (MW)
SUBJECT: CAPITAL AND RESERVE FUNDING REQUEST - SLURRY, RE-STRIPING OF THE PARKING LOTS AT THE ADMINISTRATION BUILDING, BUILDING FIVE, CH SIX - CONCRETE REPLACEMENT CLUBHOUSE ONE
DATE: AUGUST 11, 2021
CC: FILE

Repair, slurry, and re-striping of the parking lots at the Administration Building, Building 5, and Clubhouses 1 and 6 are scheduled in the 2021 Reserve Study. Quotes received for this task are as follows:

MJ Jurado	\$87,985.
Black Rock Construction	\$105,187.



At the July 7, 2021, Physical Property Committee (PPC) meeting the Committee duly moved and approved to recommend the Board award a contract with MJ Jurado.

At the July 27, 2021, GRF Board meeting the Board agreed to send this item back to the PPC to investigate the prospect with MJ Jurado of replacing the Clubhouse One parking lot asphalt with concrete. The additional cost for this is as follows:

- Complete concrete replacement at the Clubhouse One Parking Lot \$142,975
- Asphalt grind and over lay at the Clubhouse One Parking Lot \$51,603
- Cost difference to upgrade to concrete at Clubhouse One Parking Lot \$91,372

At the August 4, 2021, Physical Property Committee meeting the committee reviewed the additional cost of \$91,372 to upgrade the Clubhouse One Parking Lot to concrete. The PPC duly moved and approved to request the Board replace the asphalt at Clubhouse One with concrete; slurry seal and re-stripe the parking lots at the Administration Building, Building Five, and Clubhouse Six for a cost not to exceed \$193,357. The summary of costs is listed below:

- Concrete complete replacement Clubhouse One Parking Lot \$142,975.
- Repair, slurry and re striping of the Administration Building, Building Five, and Clubhouse Six parking lots \$36,382.
- Contingency \$14,000.
- Total Cost not to exceed \$193,357.

At its August 16, 2021 meeting, the Finance Committee (FC) has determined that sufficient capital funding in the amount of \$115,457 and sufficient reserve funding in the amount of \$78,049 are available. The FC placed a temporary hold on these funds pending a Board action to release the funds for the replacement of Trust property identified as Golden Rain Clubhouse House parking lots.

I move that the GRF Board award a contract to MJ Jurado for the repair, slurry, and re-striping of the Administration Building, Building Five, and Clubhouse Six parking lots and to replace the asphalt at Clubhouse One parking lot with concrete and to add \$14,000 in contingencies for a total project cost not to exceed \$193,357, allocating \$78,049 in Reserve funding and to authorize the President to sign the contract.

I move that the GRF Board award a contract to MJ Jurado for the repair, slurry, and re-striping of the Administration Building, Building Five, and Clubhouse Six parking lots and to replace the asphalt at Clubhouse One parking lot with concrete and to add \$14,000 in contingencies for a total project cost not to exceed \$193,357, allocating \$115,457 in Capital Funding and to authorize the President to 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 JULY, 27, 2021

Bid to GOLDEN RAIN FOUNDATION

Location CLUB HOUSE / PARKING LOT.

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	142,975.00
-------	------------

ACCEPTED:

Buyer

Date _____

By

MICHAEL J. TUNADO

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# SLURRY & STRIPE

Date MAY 10, 2021

Bid to G.R.F.
MARK WEAVER.

Location ADMINISTRATION PARKING LOT
CLUB HOUSE 5+6 PARKING LOT

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

#	
36382.	<u>40</u>

ACCEPTED:

Buyer

Date _____

By

JAMES JURAOW
5/10/21



BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: PHYSICAL PROPERTY COMMITTEE (MW)
SUBJECT: APPROVE CONTRACTORS OF RECORD
DATE: AUGUST 19, 2021
CC: FILE

To streamline the bidding process has been suggested to approve Contractors of Record for a one year term. The following contractors have been awarded contracts with their low bids in the past and or have agreed to honor their costs as previously bid. At the August 3, 2021, Physical Property Committee meeting, the committee duly moved and recommended the GRF Board to approve the following contractor as Contractors of Record for a one year period:

- M.J. Jurado
- Custom Glass
- Greenwood Heating and Air
- Advanced Painting
- JC Kresss Construction
- Nu Kote Refinishing
- Roxygen Painting

I move to approve the Contractors of Record for contractors: M.J. Jurado, Custom Glass, Greenwood Heating and Air, Advanced Painting, JC Kress Construction, Nu Kote Refinishing, and Roxygen Painting for a one year term.

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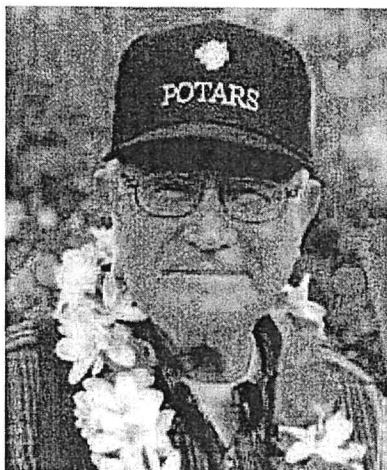
BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RECREATION COMMITTEE
SUBJECT: INSTALL DAR VETERANS MEMORIAL STATUE
DATE: AUGUST 10, 2021
CC: FILE

At its meeting on August 2, 2021, the Recreation Committee approved the installation of a memorial statue of the unknown soldier from the American Revolution, donated by the Daughters of the American Revolution.

The statue, which stands 17", will be installed on top of the concrete wall at the Veterans Memorial Circle, per Exhibit A.

I move to approve the Service Maintenance department to install, upon receipt from the DAR, a Statue, as described in Exhibit A, commemorating the Unknown Soldier on the concrete wall at Veterans Memorial Circle.



First Word

From the President of the ARS, Robert B. Martin Jr.

Never Forget

The Tomb of the Unknown Soldier in Arlington National Cemetery is an iconic monument dedicated to members of the United States armed services whose remains have not been identified. It was first authorized on March 4, 1921, when the U.S. Congress approved the burial of an unidentified American serviceman from World War I. Thereafter, on November 11, 1921, an unknown soldier brought back from France was interred below a three-level marble tomb. Congress subsequently appropriated funds for the construction of the super-

structure above the tomb which was completed in 1932. Since that time crypts have been added to inter the Unknowns from World War II and Korea. A crypt was later added that once contained an Unknown from Vietnam whose remains were positively identified in 1998 and were removed.

On October 22, 1921, four unknown servicemen were exhumed from four World War I American battlefield cemeteries in France and taken the following day to the city hall in Châlons-en-Champagne, France where they were draped with American flags. U.S. Army Sergeant Edward F. Younger, who had been selected as one of the pallbearers, was handed a bouquet of white roses and ordered: "You will take these flowers, proceed to the chapel, and place the bouquet on one of the four caskets resting there. The one you select will be the Unknown Soldier." After kneeling in prayer, Sergeant Younger stood and circled the caskets three times, touching each casket. He then saluted and placed the flowers on the second casket to his right. The roses remained on the coffin throughout the journey home and were buried with the unknown soldier at Arlington National Cemetery along with some soil taken from France.

The 100th Anniversary of the Tomb of the Unknown Soldier will be commemorated at Arlington National Cemetery at 11:00 AM on November 11, 2021.

In preparation for the commemoration of the Centennial, the Historian of the Society of the Honor Guard, Tomb of the Unknown Soldier contacted the American Rose Society to ask if it was possible to identify the white roses used in the selection of the American Unknown Soldier in France in 1921 by Sergeant Edward Younger. As President of the American Rose Society, and a student of American history I undertook this project. In doing so I determined that since there is no historical record that specifically identifies the roses used, it was impossible to answer that question with certainty. There are, however, references in the historical record that provided clues that suggest a likely candidate.

The account of my investigation is set forth in my now widely-published article titled "The Rose of the Unknown Soldier". In it I concluded it likely that the roses used in the selection of the American Unknown Soldier in France in 1921 by Sergeant Edward Younger were a bouquet of the pure white Tea rose 'Niphetos' from the gardens of Joseph Pernet-Ducher, the famous French nurseryman near Lyons who had himself lost two sons in the Great War.

Richard A. Azzaro, Society of the Honor Guard, Tomb of the Unknown Soldier, Director, Never Forget Garden has said of this story:

"From the perspective of a Tomb Guard, co-founder and past president of the Society of the Honor Guard, Tomb of the Unknown Soldier, this story speaks to the very heart of America's sacred duty to never forget those who have served and sacrificed on behalf of America in times of war or armed conflict.

Once again we see the eloquence of the rose."



The Society of the Honor Guard, Tomb of the Unknown Soldier's has publicized this research and has designated the American Rose Society its expert source on roses and a partner in the Never Forget Garden Project.

To pledge our support, the American Rose Society Board of Directors has adopted resolutions in support of the Centennial Commemoration of the Tomb of the Unknown Soldier. Furthermore, we have resolved to dedicate a special and permanent place within America's Rose Garden as our 'Never Forget Garden' to remember America's fallen heroes, and to encourage our thousands of members across the country to do likewise. These efforts are being furthered through Marilyn Wellan as the representative of the American Rose Society to the Society of the Honor Guard, Tomb of the Unknown Soldier in connection with its 'Never Forget Garden' project.

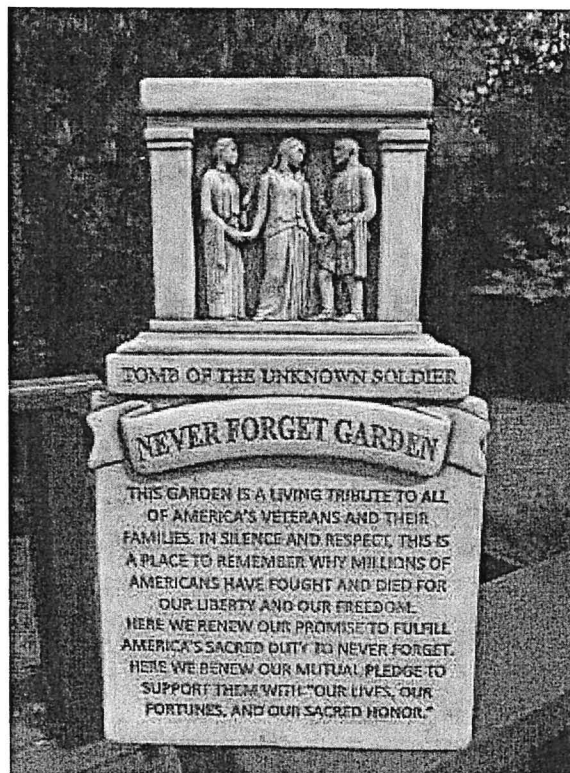
The Society of the Honor Guard has made the white rose its official flower and encourages the planting of white roses. In this connection, Marilyn Wellan is currently working with Fabien Ducher of Roseaie Ducher and Tyler Francis of Francis Roses on the introduction of a white rose to be named 'Never Forget'. These will likely be available in limited quantities this year but increased numbers will be available in subsequent years. The Society of the Honor Guard has also commissioned a "Never Forget" permanent garden marker advertised in this issue (pg. 33).

The planting of the Rose, America's National Floral Emblem, will be a major feature of the 'Never Forget Garden' project, an important element of the Centennial plans of the The Society of the Honor Guard, Tomb of the Unknown Soldier. We jointly recognize the power of Roses to speak of patriotism, give comfort, represent love, pride, remembrance, strength, courage, unity, valor and all matters of the heart. Therefore, we should all be honored and pleased to join the Centennial Commemoration this year and; to dedicate a special place within our own rose garden as well as our local community gardens as "Never Forget Gardens". Please consider joining us in this effort.

ABOVE: 'Never Forget', photo Ducher Roseaie.

NEVER FORGET GARDEN PROJECT PROPOSAL

THIS PROPOSAL REQUESTS GRF APPROVAL TO PERMANENTLY PLACE A NEVER FORGET GARDEN MARKER FOR THE 100TH ANNIVERSARY OF THE TOMB OF THE UNKNOWN SOLDIER IN LEISURE WORLD VETERANS PLAZA ROSE GARDEN.



In commemoration of the Centennial, the Historian of the Society of the Honor Guard, Tomb of the Unknown Soldier contacted the American Rose Society to ask if it was possible to identify the white roses used in the selection of the American Unknown Soldier in France in 1921. This society took on this project and reached out nationwide and are selling the markers.

My name is **Nancy Garrett** and I've lived in Mutual 6 for 15 years. I am a member of DAR (DAUGHTERS OF THE AMERICAN REVOLUTION) LOS CERRITOS CHAPTER in Long Beach. I am on a committee to commemorate the **Centennial of the Tomb of the Unknown Soldier** which is one of the Commemorative Events that DAR nationally has chosen to support. DAR chapters across the nation will be celebrating this event. The National Society Daughters of the American Revolution was founded on October 11, 1890, during a time that was marked by a revival in patriotism and intense interest in the beginnings of the United States of America. Women felt the desire to express their patriotic feelings and were frustrated by their exclusion from men's organizations formed to perpetuate the memory of ancestors who fought to make this country free and independent. As a result, a group of pioneering women in the nation's capital formed their own organization and the Daughters of the American Revolution has carried the torch of patriotism ever since. But this is not about us – it's about

The Tomb of the Unknown Soldier was established at Arlington National Cemetery, Virginia, just outside of Washington, DC, in 1921, to honor our casualties of "The Great War", later known as World War I. Unknown soldiers from subsequent wars were added later. Please reference the attachment

This project is a nationwide invitation to all Americans and freedom loving people to plant gardens as a visual way to represent unwavering commitment to our sacred duty to recognize, remember, and honor our veterans and their families now and for many years to come.

The Society sponsoring this nationwide event feels that every flower, plant, or tree planted will be a symbol of love and act of unity. In the timeless language of flowers, your Never Forget Garden will quietly trumpet the message that must never weaken: one of America's sacred commitment to never, ever, forget or forsake our veterans or the principles that define us as Americans.

DAR Los Cerritos Chapter would like to purchase the above marker and get approval to place it permanently at the Leisure World Veterans Rose Garden in commemoration of the 100th Anniversary of the Tomb of the Unknown Soldier. We would plan to have a small presence along with Leisure World residents who would like to attend a dedication ceremony this year sometime around Veterans Day. It is my hope that you'll approve a space in Veterans Plaza Rose Garden for this marker to be permanently located.

I have included the marker specifications below. Thank you for your consideration and hopefully approval so it can move forward to the GRF Board for final approval and installation by November 2021.

SUBMITTED FOR APPROVAL BY:

**Nancy Garrett
Mutual 6, 131A**

Never Forget Garden Marker Specifications

The marker is 11" wide x 17" high* and approximately 3/4" minimal thickness.

Each marker will have a stainless-steel wire hook embedded in the back for the purpose of hanging, and can be displayed in a variety of ways:

- Hung on a garden stake, structure or tree
- Placed in an easel (similar to a wreath or frame)
- Incorporated in a brick or stone wall secured with mortar
- Laid flat in a garden bed (will withstand any climate)



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RECREATION COMMITTEE
SUBJECT: INSTALL AMERICAN FLAG DROP BOX
DATE: AUGUST 5, 2021
CC: FILE

At its meeting on August 2, 2021, the Recreation Committee approved the installation of a flag drop box for the proper disposal of old and worn-out flags. The drop box will be provided from an old mailbox stock and will be repainted by Service Maintenance and will have the American flag and the American Legion logos with post number provided by the Leisure World American Legion Post 327.

The drop box location will be in the library area and will be serviced by the American Legion for the proper ceremonial disposal of all American and service-related flags.

I move to approve the Service Maintenance department to install a reconditioned mail style drop box, in an area outside the library, to be used for the proper disposal of all American and service related flags, to be maintained by the Leisure World American Legion post 327.





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Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: SECURITY, BUS AND TRAFFIC COMMITTEE (GW)
SUBJECT: CAPITAL FUNDING REQUEST -APPROVE PURCHASE OF RADAR TRAILERS WITH DATA LOGGER
DATE: AUGUST 18, 2021
CC: FILE

At its regularly scheduled meeting on August 11, 2021, the Security Bus and Traffic Committee moved and recommended to the GRF Board the purchase of two (2) MPH Industries Model SMT 18-BAS Speed Monitor 18 traffic calming radar trailers, with traffic data collection capability, at a cost not to exceed \$30,000.00.

At the August 11, 2021 meeting, the Security Bus and Traffic Committee, discussed community concerns about vehicle speed and safety within the Leisure World Community, and options to mitigate excessive speed on streets within the community. Staff provided information on the operational status and deployment of previous GRF radar trailers used within Leisure World.

I move to recommend the GRF Board to approve the purchase of two (2) Model SMT 18-BAS radar trailers with a data collection option from MPH Industries at a cost not to exceed \$30,000.00, Capital funding.

MPH Industries, Inc.
316 East 9th Street
Owensboro KY 42303
Phone: 888-689-9222
Fax: 270-685-6288

Date: 8/12/2021
Expires: 10/11/2021
Reference:
Terms: NET 30 DAYS



Sales Person: Toni Thompson
Phone: 888-689-9222
Fax: 270-685-6288
Email: tctompson@mphindustries.com

QUOTE: 29806

Quote To: Golden Rain Foundation 2601 Westminister Ave Seal Beach CA 90740 USA Phone: Fax: 562 594 6951 Email: Customer #: 907403	Ship To: Golden Rain Foundation 2601 Westminister Ave Seal Beach, CA 90740 USA Phone #: Fax: 562 594 6951 Email: Ship Via:
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*Fleet Manager Grant Winford 562-431-6586 grantw@lwsb.com ** Need loading dock or forklift to remove from delivery trailer ***

USD

Line	Part	Description	Rev
1	SMT18-BAS	Speed Monitor 18 trailer with two-18in digit speed display w/Slow Down, changeable sign kit, tuning fork and bar-wheel lock	-

Sales Kit

3 yr warranty on all electronics and radar equipment - 1yr on trailer body

----- Kit Components -----

Kit Seq.	Part Number	Description	Qty	Per
8.001	990523	RADAR,TRAILER,W/O	1	EA
8.002	951010	SIGN ASSY,SPEED	1	EA
8.003	990624C	DISPLAY	1	EA
8.004	903389	FORK,TUNING,35MPH K	1	EA
8.005	908232G01	LOCK ASSY,BAR 5'	1	EA
8.006	910828	RADAR,DRU3 W/CABLE	1	EA
8.007	908265	PALLET,TRAILER,SHIPPI	1	EA
8.008	910961	CHRG,R,BATT,12V,35A,3	1	EA
		Quantity	1 EA	Unit Price
				9,899.00
			Ext Price:	9,899.00

Line	Part	Description	Rev
2	950875	BATTERY, W/CABLE,W/CASE	ND

Trailer comes with 2 battery

Quantity 2 EA Unit Price Ext Price:

Line	Part	Description	Rev
3	950875	BATTERY,EXTRA,W/CABLE,W/CASE	ND

Trailer holds 6 total

Quantity 4 EA Unit Price 191.00 Ext Price: 764.00

Line	Part	Description	Rev
4	951420	PANEL,SOLAR,50WATT,BP350	ND

Quantity 1 EA Unit Price 725.00 Ext Price: 725.00

Line	Part	Description	Rev
5	951770	SPEEDVIEW,TRAF,DATA,COLL	-

Quantity 1 EA Unit Price 797.00 Ext Price: 797.00

Line	Part	Description	Rev
6	951783G01	BLUETOOTH ASSY, DISPLAY	ND

Quantity 1 EA Unit Price 100.00 Ext Price: 100.00

MPH Industries, Inc.
316 East 9th Street
Owensboro KY 42303
Phone: 888-689-9222
Fax: 270-685-6288

Date: 8/12/2021
Expires: 10/11/2021
Reference:
Terms: NET 30 DAYS



Sales Person: Toni Thompson
Phone: 888-689-9222
Fax: 270-685-6288
Email: tclthompson@mphindustries.com

QUOTE: 29806

Line	Part	Description	Rev
16	951257	WEIGHT,COUNTER,TONGUE,	-
<i>Included with 5 or more batteries</i>			
		Quantity 1 EA Unit Price	Ext Price:
Line	Part	Description	Rev
20	550004	\$0 Shipping per contract	
		Quantity 1 EA Unit Price	Ext Price:
			Total: 12,285.00
Plus shipping and any applicable taxes			

Thank you for an opportunity to quote.

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: SECURITY, BUS & TRAFFIC COMMITTEE
SUBJECT: AMEND 80-5145-3, SECURITY COMMITTEE CHARTER
DATE: AUGUST 12, 2021
CC: FILE

At the August 11, 2021, meeting of the Security, Bus & Traffic Committee, the Committee moved to recommend the GRF Board of Directors to amend 80-5145-3, Security Committee Charter.

I move to amend 80-5145-3, Security Committee Charter, updating the purpose of the committee, as amended.

SECURITY, BUS AND TRAFFIC**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 Security, Bus and Traffic Committee (SB&T) 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 the operation of the Security and Transportation Departments, ~~Bus Service, Traffic and Parking enforcement.~~

Security includes patrol functions, gate access, traffic and parking enforcement, incident documentation, Mutual Support Services and other related duties.

The Transportation department handles Fleet Management to include, but not limited to, all vehicles operated by GRF staff (buses, cars, carts, utility vehicles, trucks, vans, forklifts, trailers and large petroleum and/or electric-powered equipment) to optimize costs, risks and efficiency in fleet operations.

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 Publish an agenda four (4) days in advance of the Committee meeting;

~~3.2~~3.3 Elect a Vice Chair at the first meeting; The Committee 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 the management of the Security Department, Transportation Bus Sservices and Administration monthly or whenever such meetings are deemed necessary, unless cancelled by the chair;

~~3.5~~3.6 Review monthly budget comparison for cost centers 837 (Security) and 838



SECURITY, BUS AND TRAFFIC

Committee Charter

(Transportation);

~~3.6~~**3.7** Originate, research, evaluate and develop ideas, plans and programs which that are pertinent to the Security, Bus and Traffic Committee;

~~3.7~~**3.8** Analyze requests from various sources within the community that are within the purview of the Committee. Receive and analyze pertinent requests from GRF Board members, Mutual Boards, Administrative Staff or Shareholder/Members;

~~3.8~~**3.9** Study the adequacy of bus schedules and the acquisition and/or replacement of equipment;

~~3.9~~**3.10** Implement the enforcement of the vehicle-related policies;

~~3.10~~**3.11** Conduct studies and research in the areas of movement and parking on Trust property;

~~3.11~~**3.12** Review all contracts that fall under this Committee quarterly.

~~3.12~~**3.13** Provide an initial approval and recommendation to the GRF Finance Committee for~~concerning~~ the annual budget for cost centers 837 (Security) and 838 (Transportation), including Capital requests and upcoming Reserve replacements;

~~3.13~~**3.14** Review policies for cost centers 837 (Security) and 838 (Transportation) yearly and send recommended changes to the GRF BOD ~~no later than May~~ for approval; and

3.15 Furnish a report at the GRF annual meeting.

~~3.14~~ Oversee of Fleet Management to include but not limited to, all vehicles operated by GRF staff (cars, carts, utility vehicles, trucks, vans, forklifts, trailers and large petroleum and/or electric powered equipment (does not include hand tools) for the optimization of costs, risks and efficiency in fleet operations.

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:	15 Dec 72	Amended:	15 Oct 85
Amended:	19 Mar 96	Amended:	15 Mar 11	Amended:	21 Jun 16

(Sep 19)

GOLDEN RAIN FOUNDATION Seal Beach, California

SECURITY, BUS AND TRAFFIC**Committee Charter**

Amended: 23 May 17 Reviewed: 08 Nov 17 Amended: 23 Jul 19
Amended: 11 Sep 19

Keywords: Charter SBT Security Bus Traffic
Transportation