



**BOARD OF DIRECTORS MEETING MINUTES
GOLDEN RAIN FOUNDATION
August 24, 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, August 24, 2021, in Clubhouse Four and via live stream.

PLEDGE OF ALLEGIANCE

Director Tony Dodero led the Pledge of Allegiance.

ROLL CALL

Following the roll call, Corporate Secretary, Paula Snowden reported that Directors Gambol, Snowden, Geffner, Gerber, Hopewell, Slutsky, Dodero, Levine, Melody, Friedman, and Massetti were present.

Director Perrotti, Pratt, Thompson, Mandeville, Damoci and Isom and Facilities Director, Mark Weaver, were present via Zoom.

Director Ableser was absent.

Directors participated, with a quorum of the voting majority.

The Executive Director, Randy Ankeny and Recording Secretary, Tia Makakaufaki were also present.

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.

SHAREHOLDER/MEMBER COMMENTS

In accordance with Policy 5610, Participation by Foundation Members, members may enter 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

One member offered comments at the meeting, and one member offered written comments, submitted prior to the meeting.

CONSENT AGENDA

The consent agenda included Committee/Board meeting minutes for the month of July 2021: the minutes of the July 1, 2021 Recreation Committee Board meeting, the minutes of the July 7, 2021 Physical Property Committee Board meeting, the minutes of the July 8, 2021 Communication/IT Committee, the minutes of the July 9, 2021 Executive Committee Board meeting, the minutes of the July 12, 2021 Mutual Administration Committee, the minutes of the July 19, 2021 Finance Committee, the minutes from July 27, 2021 GRF Board meeting, the Special GRF Board of Directors meeting on August 10, 2021, the GRF Board Report dated August 24, 2021, the acceptance of the Financial Statements, July 2021, for Audit and the approval of the Capital 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 and Management Services and Contract Ad hoc Committee were presented.

NEW BUSINESS

EXECUTIVE COMMITTEE

Approve name Change for Executive Committee

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.

Ms. Gerber MOVED, seconded by Mr. Melody, and carried unanimously by the Directors present—

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

Three Directors spoke on the motion.

Amend 30-5093-1, Member Rules of Conduct

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.

Mrs. Damoci MOVED, seconded by Ms. Gambol -

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

The motion was carried with two no votes (Slutsky and Melody).

Nine Directors and the Executive Director spoke on the motion.

Amend 30-5093-2, Member Rules of Conduct Non-Compliance with Rules of Conduct- Fines and Penalties

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.

Mrs. Perrotti MOVED, seconded by Mr. Dodero, and carried unanimously by the Directors present.

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

Six Directors spoke on the motion.

Amend 30-5093-3, Procedure for Notification of Violation and Right of Hearing

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.

Ms. Snowden MOVED, seconded by Ms. Levine -

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

The motion was carried with four no votes (Geffner, Slutsky, Levine and Melody).

Ten Directors and the Executive Director spoke on the motion.

Amend 30-5026-3, GRF Election of Officers

After a brief discussion, 30-5026-3, GRF Election of Officers was removed from the agenda and will be sent back to Executive Committee.

FINANCE COMMITTEE

SRO Labor Rate Increase

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

Ms. Isom MOVED, seconded by Mr. Dodero –

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

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

Nine Directors and the Executive Director spoke on the motion.

MUTUAL ADMINISTRATION COMMITTEE

Amend 50-1650-4 Insurance Disclosure

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.

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

MOVE to adopt 50-1650-4 Insurance Disclosure as amended
at the GRF Board meeting.

Nine Directors and the Executive Director spoke on the motion.

Amend 50-1670-4 Leisure World Seal Beach Buying and Selling Handout

After a brief discussion, 50-1670-4 Leisure World Seal Beach Buying and Selling Handout will be brought back to the September GRF Board of Directors meeting along with the original version.

Amend 50-1671-4 "Paws" For Thought

After a brief discussion, 50-1671-4 "Paws" for Thought will be going back to the Mutual Administration Committee for review.

Physical Property

Capital And Reserve Funding Request - Slurry, Re-Striping of The Parking Lots at The Administration Building, Building Five, Ch Six - Concrete Replacement Clubhouse One

Repair, slurry, and re-striping of the parking lots at the Administration Building, Building 5, and

Clubhouses One and Six 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.

Mrs. Damoci MOVED, seconded by Mrs. Perrotti –

MOVED 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 \$115,308 in Capital funding and to authorize the President to sign the contract.

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

Six Directors and the Facilities Director spoke on the motion.

Approve Contractors of Record

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

Mr. Dodero MOVED, seconded by Mr. Melody, and carried unanimously by the Directors present. –

MOVE to approve the Contractors of Record for contractors:

M.J. Jurado, Custom Glass, Greenwood Heating and Air,
Advanced Painting, JC Kress Construction, and Roxygen
Painting for a one-year term.

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

Recreation Committee

Install Dar Veterans Memorial Statue

At its meeting on August 2, 2021, the Recreation Committee approved the installation of a memorial statue in honor of the 100th anniversary of the tomb of the unknown soldier, 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.

Mrs. Perrotti MOVED, seconded by Mr. Mandeville, and carried unanimously by the Directors present. –

MOVE to approve the Service Maintenance department to
install upon receipt from the DAR a statue as described in
Exhibit A commemorating the 100th anniversary of the
Unknown Soldier on the concrete wall at Veterans Memorial
Circle.

Three Directors spoke on the motion.

Install American Flag Drop Box

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.

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

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.

One Director spoke on the motion.

Security, Bus & Traffic Committee

Capital Funding Request -Approve Purchase of Radar Trailers with Data Logger

After a brief discussion, Capital Funding Request – Approve Purchase of Radar Trailer with Data Logger will be going back to the Security, Bus & Traffic Committee for review.

Amend 80-5145-3, Security Committee Charter

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.

Ms. Gambol MOVED, seconded by Mr. Snowden, and carried unanimously by the
Directors present. –

MOVE to amend 80-5145-3, Security Committee Charter,

BOARD MEMBER COMMENTS

Nine Directors offered comments.

ADJOURNMENT

The meeting was adjourned was at 12:28 P.M.

A handwritten signature in blue ink, reading "Paula K. Snowden", is written over a horizontal line.

Paula Snowden, Corporate Secretary
Golden Rain Foundation
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