



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, September 28, 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. Health Care Center Advisory Board Update

6. Shareholder/Member Comments

7. Consent Calendar

- a. Committee/Board meetings for the Month of August 2021 (pp.1-2)
 - i. Minutes of the Executive Committee Board Meeting of August 5, 2021
 - ii. Minutes of the Finance Committee Board Meeting of August 16, 2021
 - iii. Minutes of the Special Recreation Committee Board Meeting of August 17, 2021
- b. GRF Board of Directors Minutes, August 24, 2021 (pp.3-12)
- c. September GRF Board Report, dated September 28, 2021 (pp.13-22)
- d. Accept Financial Statements, August 2021, for Audit (pp.23-30)
- e. Approve Capital Funds Investment Purchase (pp.31-32)
- f. Approve Reserve Funds Investment Purchase (pp.33-34)

8. 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

9. New Business

- a. General
 - i. Primary and Main Sewer Lines R&M Responsibilities (pp.35-56) **Mrs. Damoci**
 - ii. Indoor Trust Property Face Masks Required (pp.57-58) **Mr. Dodero**
 - iii. Approval for Software Requirements Document (pp.59-60) **Ms. Gambol**
- b. Architectural Design and Review Committee
 - i. Operational Funding Request - Holiday Decoration (pp.61-66) **Ms. Levine**
 - ii. Amend 10-5160-3 ADR Committee Charter (pp.67-70) **Mrs. Perrotti**
- c. Communications/IT Committee
 - i. Reserve Funding Request - Surveillance Cameras (pp.71-74) **Ms. Snowden**
- d. Finance Committee
 - i. Approval of the Proposed 2022 Operating Budget (pp.75-80) **Ms. Isom**
- e. GRF Administration Committee
 - i. Amend 30-5026-3 GRF Election of Officers (pp.81-84) **Ms. Gerber**
- f. Mutual Administration Committee
 - i. Amend 50-1670-4 Leisure World Buying and Selling Handout (pp.85-102) **Mr. Mandeville**
 - ii. Amend 50-1672-4 Property and Liability Insurance Information Book (pp.103-106) **Mr. Massetti**
- g. Physical Property Committee
 - i. Handrails Administration Building, Capital Funding (pp.107-112) **Mrs. Damoci**
 - ii. Amend 60-5130-3 Committee Charter (pp.113-116) **Mr. Friedman**
- h. Recreation Committee
 - i. Sewing Room Renovation (pp.117-132) **Mrs. Perrotti**
 - ii. Tentative Vote - Amend 70-1429.02-1 Golf Course Rules (pp.133-134) **Mr. Melody**
- i. Security, Bus & Traffic Committee
 - i. Tentative Vote - Amend Policies 80-5580-1 Entry Passes (pp.135-138) **Mr. Pratt**
- j. Website Redesign Ad Hoc Committee
 - i. Wikipedia Page Update (pp.139-152) **Ms. Isom**

10. Board Member Comments

11. Next Meeting

Tuesday, October 26, 2021, In Clubhouse Four/Virtual

12. Adjournment

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

- Minutes of the Finance Committee Board Meeting of August 16, 2021
- Minutes of the GRF Administration Committee Board Meeting of August 5, 2021
- Minutes of the Special Recreation Committee Board Meeting of August 17, 2021

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

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

Thank you.

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**BOARD OF DIRECTORS MEETING MINUTES
GOLDEN RAIN FOUNDATION
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 Doderer led the Pledge of Allegiance.

ROLL CALL

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

Director Perrotti, Pratt, Geffner, 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 members 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

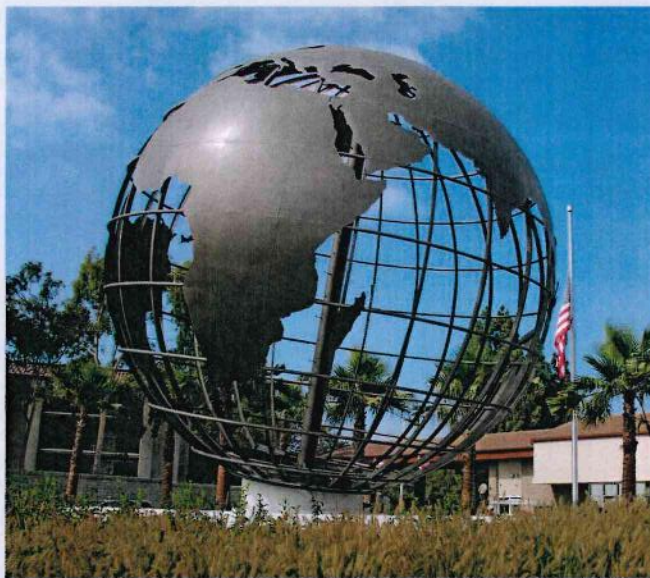
Nine Directors offered comments.

ADJOURNMENT

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

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



September 28, 2021



BOARD NEWSLETTER

Approved Consent Agenda

MOVED and approved the consent agenda included 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

Executive Committee - Approve Name Change for Executive Committee

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

Executive Committee – Amend 30-5093-1, Member Rules of Conduct

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

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

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

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

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

Executive Committee - Amend 30-5026-3, GRF Election of Officers

CONCURRED to remove from the agenda and sent back to Executive Committee, 30-5026-3, GRF Election of Officers.

Finance Committee – SRO Labor Rate Increase

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

Mutual Administration Committee – Adopt 50-1650-4 Insurance Disclosure

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

Mutual Administration Committee – Amend 50-1670-4 Leisure World Seal Beach Buying and Selling Handout

CONCURRED to present 50-1670-4 Leisure World Seal Beach Buying and Selling Handout at the September GRF Board of Directors meeting along with the original version.

Mutual Administration Committee – Amend 50-1671-4 “Paws” For Thought

CONCURRED to refer 50-1671-4 “Paws” for Thought back to the Mutual Administration Committee for review.

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

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

Physical Property Committee – Approve Contractors of Record

MOVED 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.

Recreation Committee – Install Dar Veterans Memorial Statue

MOVED 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.

Recreation Committee – Install American Flag Drop Box

MOVED 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.

Security, Bus & Traffic Committee - Capital Funding Request -Approve Purchase Of Radar Trailers With Data Logger

CONCURRED to refer 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 back to Security, Bus & Traffic Committee, for review.

Security, Bus & Traffic Committee - Amend 80-5145-3, Security Committee Charter

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

September 10, 2021, Architectural Design & Review Committee

- MOVED and recommend the GRF Board, award a contract to Magical Holiday Designs, in the amount of \$23,295, including the purchase of two additional signs, at a total cost of \$950 each.
- MOVED to approve the RV Lot logo, exhibited in option A of the agenda packet.
- CONCURRED to review the approved plant list and additional plants for consideration, at the next scheduled meeting.
- MOVED to replant the area in front of Clubhouse Four parking lot, following the color scheme from St. Andrews, for a total amount of \$5,400, Operation funding.
- MOVED to approve the wall mural for Clubhouse Three sewing room, as depicted in Exhibit A, presented at the meeting.
- MOVED and recommend the GRF BOD approve 10-5160-3 ADR Committee Charter, as amended.
- CONCURRED to review agenda topic Woodshop in Clubhouse One, at the October Committee meeting.
- CONCURRED to review agenda topic Clubhouse One-Flooring and Kitchen in Main Room, at the October Committee meeting.
- CONCURRED to schedule a work study to discuss the agenda topic, Evaluation and Enhancement of 1.8 Acres.
- RECOMMENDED to the GRF Board to amend the 70.1429.01-1 Golf Course Rules, as presented. The Committee concurred to schedule a work study for further review.

September 9, 2021, Communication/IT Committee

- CONCURRED to have the IT Manager mark the livestream graph spikes to note which meetings are getting the most logins, and not to report the age and gender statistics any further.
- MOVED to recommend to the Finance Committee the acceptance of the budget for CC 934, as amended.
- MOVED to recommend to the Finance Committee the acceptance of the budget for CC 236, as amended.
- CONCURRED to proceed with a wireless system for Clubhouse Four Dais Parameters and to meeting with the consultant to discuss the requirements, the initially updated proposal and total costs.
- MOVED to accept the purchase of sixteen Panasonic dome cameras for \$5,078, forward it to Finance Committee to determine Reserve funds and the Board for final approval.
- MOVED to accept the purchase of shelving cabinets and storage bins for IT Department in the amount of \$1,312.54 to be charged to 2111701 (Capital).
- MOVED to accept the purchase of a Fluke Networks CIQ-100 tester in the amount not to exceed \$1,800 and to be charged to 2111701 (Capital).
- CONCURRED to direct staff to proceed with consolidation CRM and ERP processes of the above software systems into MS Dynamics.
- CONCURRED to discuss Communication/IT goals at the next schedule meeting.
- CONCURRED to discuss the resources that may be available to the community such as access to computer and Internet, and virtual chats with family members at the next schedule meeting.

September 20, 2021, Finance Committee

- MOVED to accept for audit and forward to the GRF Board the draft interim financial statements for period ending August 31, 2021, as presented.
- CONCURRED to have the department heads bring back additional information on the 2021-2022 Committee goals, based on the Committee's feedback, to the next scheduled meeting.
- MOVED and recommended the GRF Board accept the Reserve Study for the year 2022 budget.
- MOVED and recommended the GRF Board authorize the purchase of brokered CDs through US Bancorp totaling \$550,000, with terms ranging from twelve (12) to twenty-four (24) months at the prevailing interest rates at the time of purchase and at the discretion of the financial advisors.
- MOVED and recommended the GRF Board authorize the purchase of brokered CDs through US Bancorp totaling \$350,000 of capital funds, with terms ranging from 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 approve the GRF ID Card reimbursement fee, in the amount of \$500 dollars, presented on the agenda.
- MOVED to inform the Board, the Finance Committee has determined Capital Funds in the amount of \$38,400, are available and have placed a temporary hold, pending Board action on the Handrail changes proposed by ADA Inspection Plus, dated May 5, 2021, at the Administration Building for a cost of \$37,400, adding a contingency of \$1,000 for a total cost not to exceed \$38,400 as being recommended to the Board, by the Physical Property Committee, per the Committees action request of September 1, 2021.
- MOVED to inform the Board, the Finance Committee has determined Reserve Funds (2111700) in the amount of \$5,078, are available and have placed a temporary hold, pending Board action on the of purchase of eight Panasonic dome cameras, as being recommended to the Board, by the Communications & IT Committee, per the Committees action request of September 9, 2021.
- MOVED to inform the Board that the Finance Committee has determined: • Reserve Funds, in the amount of \$47,410. • Capital Funds, in the amount of \$22,000, are available and have directed the Director of Finance to place a temporary hold on these funds, pending Board action on the proposed Project.
- MOVED and recommended the GRF Board of Directors amend 40-5580-2, Entry Passes – Fees, as presented.

September 2, 2021, GRF Administration Committee

- REMOVE the position and advertisement for Community Service Direction position on the Open Position List.
- 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.
- CONCURRED to discuss the GRF Election Packet and be brought back to the next scheduled meeting.
- CONCURRED to send 30-5041-5 to the Physical Properties Committee for review.
- CONCURRED to setup a work study 30-5092-1 Code of Ethics and the results will be brought back to the next meeting.
- MOVED to recommend the GRF BOD to amend 30-5026-3 GRF Election of Officers for approval.

September 13, 2021, Mutual Administration Committee

- CONCURRED to dispense of the Stock Transfer Revenue report and continue forth with the Item Sales document presented by the Mutual Administration Director.
- COMCURRD to delay the Life Options Expo to the Summer of 2022.
- MOVED to recommend the Finance Committee consider the 2022 Proposed Operating Budget for Cost Center 533 (Stock Transfer), dependent on the conversation Jodi Hopkins has with Carolyn Miller online item 5345000.
- MOVED to amend the 2022 Proposed Operating Budget for Cost Center 533 (Stock Transfer), line item 5345000 for Certificate Processing Fees – Escrow (formerly called Escrow Transfer Fees) from 292 Escrows to 414 Escrows.
- MOVED to recommend the Finance Committee consider the 2022 Proposed Operating Budget for Cost Center 545 (Mutual Administration), as stated.
- moved to recommend the Finance Committee consider the 2022 Proposed Operating Budget for Cost Center 574 (Service Maintenance), as stated.
- CONCURRED to move the 2021-2022 Mutual Administration Committee Goals to the October meeting.
- CONCURRED to form a subcommittee and schedule forms review there.
- CONCURRED to review 50-1671-4 “Paws” for Thought Pet Registration Form, 50-1671-4A Emotional Support Animal Shareholder’s Declaration Form Attachment A, 50- 1671-4B Emotional Support Animal Physician’s Declaration Form Attachment B, 50-1671-4C Service Animal Claim Form Attachment A, and 50-1671-4D Service Animal Physician’s Declaration Attachment B at a subcommittee meeting.
- MOVED to amend 50-1642-4 Authorized Resident Information Form, as amended, and not forward to the GRF Board of Directors.
- CONCURRED to review 50-1644-4 Caregiver Pass Application at a subcommittee meeting.

September 1, 2021, Physical Property Committee

- CONCURRED to review agenda topic Leaf Blowers, at the next scheduled meeting.
- COMMITTEE tabled the Solar Panels agenda item until December.
- MOVED to remove Service Maintenance Gate replacement and Administration Office Remodel Ergonomics Upgrade, from the Physical Property Committee Project Report.
- CONCURRED to forward the On-site Visit Report Leisure World Par-3 Golf Course from Pat Gross Turf Solutions to the Leisure World Weekly Editor, to create an article based on the report, for publication in the Leisure World Weekly, and to post on the website under documents and make printed copies available at the Golf Starter Shack.
- CONCURRED to request staff to add columns to the Total Quality Checklist: -Initials/Signature - Date of Inspection.
- COMMITTEE tabled the Cal-Met Trash Contract agenda until January.
- CONCURRED to review agenda topic Perimeter Wall-Frontier, at the next scheduled meeting.
- CONCURRED to review agenda topic Perimeter Wall-Frontier, at the next scheduled meeting.
- CONCURRED to review agenda topic Clubhouse Six Patio Area, at the next scheduling meeting.
- MOVED to recommend to the GRF Board award a contract to MJ Jurado, for the changes proposed by ADA Inspection Plus, dated May 5, 2021, at the Administration Building, for a cost of \$37,400 and adding a contingency of \$1,000 for a total cost not to exceed \$38,400, pending Finance Committee review.
- CONCURRED to request staff to research speed cushions, and bring back information, at the next scheduling meeting.
- COMMITTEE tabled the Drainage Concerns at St. Andrews and Northwood agenda item until January.

- COMMITTEE tabled the Add Back Gate on Westminster agenda until January.
- COMMITTEE tabled the Single Lane Roundabout at Main Gate agenda item until November.
- CONCURRED to refer the Renovate the Security Building at the Main Gate agenda topic back to the Security, Bus, and Traffic Committee.
- COMMITTEE tabled the Solar/Stations agenda item until November.
- MOVED to accept the amendments to 60-5130-3 Committee Charter, as presented.

August 30, 2021, Recreation Committee

- CONCURRED to review agenda topic Children Two Game Room, and the applicable governing document, under Unfinished Business, at the October Committee meeting.
- CONCURRED to review agenda topic New Swimming Pool Rules, after a work study meeting, at the October Committee meeting.
- CONCURRED to review agenda topic 2022 Budget Request Jewelry/Lapidary Club, under Unfinished Business, at the October Committee meeting.
- CONCURRED to review agenda topic Amenities Inclusion, at the October Committee meeting.
- MOVED to refer the proposed renovation of Clubhouse Three, Sewing Room and forward the project to the Physical Properties Committee for final project expense review, forward a Reserve and Capital Funding request to the Finance Committee once Physical Properties approval is granted, and forward to the project to the Board, dependent on Physical Properties and Finance Committee action.
- MOVED to conceptually approve the exterior storage solution © Fence under Eve, and direct staff to bring to the next meeting all costs.
- CONCURRED to review agenda topic 2021- 2022 Committee Goals, at the October Committee meeting.
- MOVED to recommend to the GRF Board of Directors to change the RV Lot parking space rental to \$73,0008, in the 2022 budget, bringing the income to a neutral position and direct staff to present, at a later date, a proposed increase of rental fees, effective January 2022 and adding to grant a variance to policy to allow current leaseholders to apply for a second R.V. Lot space, on a month-to-month rental basis.
- CONCURRED to recommend to the Finance Committee to accept the 2022 Budget Assumptions- Cost Center 736, as amended.
- CONCURRED to recommend to the Finance Committee to accept the 2022 Budget Assumptions- Cost Center 747, as amended.
- CONCURRED to direct staff to bring the income in line with expenses and bring back an action plan to the next scheduled meeting to accomplish the Committee's directive.
- MOVED to deny the proposal for a new GRF Club – "Play Chair Volleyball Club".
- MOVED to approve the proposal for a new GRF Club – "Bocce Club".

September 8, 2021, Security, Bus & Traffic Committee

- MOVED to refer the proposed 2020 budget, for Cost Center 837 to the Finance Committee for review, as presented.
- MOVED to refer the proposed 2020 budget, for Cost Center 838 to the Finance Committee for review, as amended.
- MOVED to direct staff place \$123,000 on the budget, Reserve funding, for the year 2023, towards the replacement of fleet vehicles.
- CONCURRED to discuss the pickup truck replacement agenda topic, at the next scheduled meeting.
- CONCURRED to discuss the radar trailer – data logger agenda topic, at the next scheduled meeting.

- MOVED to recommend to the Physical Property Committee, consideration as part of the main gate traffic flow study, the inclusion of a single lane roundabout.
- CONCURRED to provided information on speed cushions and was requested to bring additional information, to the next scheduled meeting.
- MOVED and recommended the GRF BOD amend 80-5580-1, Entry Passes – Rules, as presented.

August 17, 2021, Special Recreation Committee

- CONCURRED to recommend to the Finance Committee to accept the 2022 Budget Assumptions-Cost Center 735- Library, as amended.
- CONCURRED to discuss the 2022 Budget Assumptions Cost Center 736- Learning Center, at the next scheduled meeting.
- MOVED to recommend to the Finance Committee to accept 2022 Budget Assumptions- Cost Center 651- Clubhouse One.
- MOVED to recommend to the Finance Committee to accept the 2022 Budget Assumptions- Cost Center 652- Clubhouse Two.
- MOVED to recommend to the Finance Committee to accept the 2022 Budget Assumptions- Cost Center 653-Clubhouse Three.
- MOVED to recommend to the Finance Committee to accept the 2022 Budget Assumptions- Cost Center 654- Clubhouse Four.
- MOVED to recommend to the Finance Committee to accept the 2022 Budget Assumptions- Cost Center 656- Clubhouse Six
- MOVED to recommend to the Finance Committee to accept the 2022 Budget Assumptions- Cost Center 740- Recreation, with the changes.
- MOVED to recommend to the Finance Committee to accept the 2022 Budget Assumptions- Cost Center 745- Amphitheater.
- MOVED to recommend to the Finance Committee to accept the 2022 Budget Assumptions- Cost Center 746- Golf Course.
- MOVED to recommend to the Finance Committee to accept the 2022 Budget Assumptions- Cost Center 748- Swimming Pool.
- MOVED to recommend to the Finance Committee to accept the 2022 Budget Assumptions- Cost Center 749- Janitorial, as amended (add \$700 to the materials and supplies expense)
- MOVED to recommend to the Finance Committee to accept the 2022 Budget Assumptions- Cost Center 756- Fitness Center.
- CONCURRED to discuss the 2022 Budget Assumptions- Cost Center 747- 1.8 Acres, at the next scheduled meeting.

September 15, 2021, Strategic Planning Ad Hoc Committee

- CONCURRED to request more information be presented by the Executive Director, at the next scheduled meeting.
- CONCURRED to change the verbiage of item #3, Single lane roundabout at Main Gate, to Reconfiguration at Main Gate and Improve Traffic Flow.
- CONCURRED to change the priority level of item #4, Revise Bylaws, from priority Level 5 to Level 3. The Committee concurred to refer item #13, Water Conservation Measures, to the Physical Property Committee.
- CONCURRED to request the Executive Director provider further information, at the next scheduled meeting, for item #16, Art such as sculptures on Trust Property and along the Westminster Boulevard wall.
- CONCURRED to categorize #18, Ride Share/Contract bus service, as ("In Progress").

- CONCURRED to change the priority level of #19, Evaluation and enhancement of 1.8 Acres from priority Level 9 to Level 6.
- CONCURRED to remove item #21, Acquisitions of contiguous property, from the Future Vision List.
- CONCURRED to remove item #24, Cover Channel, from the Future Vision List. Recording Secretary PPC STRATEGIC PLANNING AD HOC COMMITTEE Page 2 of 2
- MOVED to remove #26 from the Future Vision List.
- CONCURRED to change the verbiage of item #27, Shareholder (lanyard system and/or wristbands), to Computer Access Program/ID.
- CONCURRED to change the priority level of item #30, Automated/Autonomous transportation, from priority Level 7 to Level 10.
- CONCURRED to change the priority level of item #31, Biometrics for access control, from priority Level 7 to Level 10.
- CONCURRED to amend 30-5167-3 Strategic Planning Ad Hoc Committee Charter, and bring back to the next scheduled meeting, for further review.

September 21, 2021, Website Redesign Ad Hoc Committee

- CONCURRED to review the updated website as discussed at the next scheduled Committee meeting, along with the action request to the Board for its approval and dissolution of the Ad Hoc Committee one month after the website launch.
- CONCURRED to schedule a work study to further discuss some redundancies in amenities found on the new website prior to the next scheduled Committee meeting.

Financial Recap – August 2021

As of the eight-month period ended August 2021, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$1,068,799.

Major variances are:

Wages, Taxes & Benefits	\$772,129	Favorable: Wages \$483K; P/R Taxes \$42K; Workers' Comp \$73K; 401(k) ER Match \$23K; Group Ins \$151K; average FTE < budget by 22 FTE
Agency Fees	(167,253)	Unfavorable: Temporary help to fill key positions
Professional Fees	(69,877)	Unfavorable: Unexpected legal expenses
Facilities Maintenance	59,879	Favorable: Maintenance scheduled for later in the year
Publication Printing	80,907	Favorable: Decrease in printing rates
Certificate Prep Fees	72,100	Favorable: Unit sales exceeds budget
Rental Income	206,010	Favorable: Unit sales exceeds budget
Other Income	55,255	Favorable: 2020 income tax refunds \$23K; permit income \$32K
News Advertising Income	51,825	Favorable: Display, Front Footer & Classified ads
SRO Labor Cost Recovery	(50,506)	Unfavorable: Less billable hours than budgeted

	Fund Balance	Allocated For Current Projects	Allocated For Future Projects	For details, see page
Reserve Funds				
Repairs & Replacements	\$12,095,559	\$872,544	\$11,223,015	7

	Fund Balance	Allocated Funds	Unallocated Funds	For details, see page
Capital Funds				
Capital Improvements	\$3,181,482	\$180,164	\$3,001,318	8

Total year-to-date approved unbudgeted operating expenses are \$120,732.



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 AUGUST 2021 FINANCIAL STATEMENTS
DATE: SEPTEMBER 28, 2021
CC: FILE

At the regularly scheduled meeting of the Finance Committee on September 20, 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 August 2021 interim financial statements for audit.

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

Financial Recap – August 2021

As of the eight-month period ended August 2021, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$1,068,799.

Major variances are:

Wages, Taxes & Benefits	\$772,129	Favorable: Wages \$483K; P/R Taxes \$42K; Workers' Comp \$73K; 401(k) ER Match \$23K; Group Ins \$151K; average FTE < budget by 22 FTE
Agency Fees	(167,253)	Unfavorable: Temporary help to fill key positions
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Certificate Prep Fees	72,100	Favorable: Unit sales exceeds budget
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	Fund Balance	Allocated For Current Projects	Allocated For Future Projects	For details, see page
Reserve Funds				
Repairs & Replacements	\$12,095,559	\$872,544	\$11,223,015	7
Capital Funds				
Capital Improvements	\$3,181,482	\$180,164	\$3,001,318	8

Total year-to-date approved unbudgeted operating expenses are \$120,732.

P.O. Box 2069
Seal Beach CA 90740

Description			
	Current Assets:		
	Cash & cash equivalents	180,172	
1122000	Non-Restricted Funds	598,686	
	Receivables	769,797	
	Prepaid expenses	242,248	
1154100	Deferred Lease Revenue	7,539	
	Inventory of maintenance supplies	<u>565,949</u>	
	Total Current Assets		2,364,392
	Designated deposits		
1211000	Contingency Operating Fund	1,000,000	
	Reserve Fund	12,095,559	
1212500	Capital Improvement Fund-GRF	<u>3,181,482</u>	
	Total designated deposits		16,277,041
	Notes Receivable		
1411000	Notes Receivable	<u>74,930</u>	
	Total Notes Receivable		74,930
	Fixed Assets		
	Land, Building, Furniture & Equipment	39,518,921	
	Less: Accumulated Dep'n	<u>(24,134,944)</u>	
	Net Fixed Assets		15,383,977
	Other Assets		<u> </u>
	Total Assets		<u><u>34,100,340</u></u>

P.O. Box 2069
Seal Beach CA 90740

Description		
Liabilities & Equity		
Current Liabilities:		
	Accounts payable	392,279
	Project Commitments	258,258
	Prepaid Deposits	33,133
	Accrued payroll & payroll taxes	563,550
	Unearned Income	77,421
2140000	Deferred Revenue-Other	18,665
	Accrued expenses	161,483
	Total Current Liabilities	1,504,790
	Total Liabilities	1,504,790
Equity		
Mutuals' Beneficial Interest		
3211000	Contingency Operating Reserve Equity	1,000,000
3212000	Reserve Equity	11,819,767
3394000	Capital Fund Equity	3,155,332
3310000	Beneficial Interest in Trust	16,250,151
	Total Mutuals' Beneficial Interest	32,225,250
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	313,179
	Total Excess Income	313,179
3920000	Dep'n & Amortization	(6,194,530)
	Net Stockholders' Equity	32,595,550
	Total Liabilities & Stockholders' Equity	34,100,340

Golden Rain Foundation
Cash Flow Activity - All Reserves
For the Period Ended August 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		333,332			333,332
Funded: Amenities Fees collected	(494)	1,010,013	1,010,013		2,020,025
Funded: M17 Lease Fees collected	(22)	5,450	5,450		10,900
Funded: Interest on Funds		49,835	3,763		53,598
Expenditures		(541,648)	(385,404)		(927,052)
Legal Settlement			(550,000)		(550,000)
Donations		-	10,306		10,306
Transfers to/from Funds	-			519,537	-
Net Monthly Activity				519,537	519,537
Balance 08/31/2021	1,000,000	12,095,559	3,181,482	598,686	16,875,727
Net Activity	-	856,982	94,127	519,537	1,470,647

Golden Rain Foundation

Cash Flow Activity - All Reserves

For the Month of August 2021

	Contingency Operating Fund	Reserve Fund	Capital Improvement Fund	Nonrestricted Funds	Total
Balance 7/31/2021	1,000,000	12,000,577	3,047,942	22,793	16,071,312
Funded: Assessments		41,667			41,667
Funded: Amenities Fees collected	(68)	140,318	140,318		280,636
Funded: M17 Lease Fees collected					-
Funded: Interest on Funds		1,470	42		1,512
Progress Payments on CIP		(88,473)	(6,820)		(95,293)
Expenditures				575,893	575,893
Net Monthly Activity					
Balance 8/31/2021	1,000,000	12,095,559	3,181,482	598,686	16,875,727
Net Activity	-	94,983	133,539	575,893	804,415

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

SELECTED BALANCE SHEET ITEMS

	Current Balance	Prior Month	Increase (Decrease)
Cash In Bank	778,858	576,802	202,056
Current Assets	18,641,433	18,255,109	386,324
Current Liabilities	1,504,790	1,468,055	36,735
Current Ratio	12.39	12.43	
Designated Deposits:	16,277,041	16,048,519	228,522
Reserve Fund			
Capital Improvement Fund			
Contingency Operating Fund			

RESULT OF OPERATIONS

Current Month	Actual	Budget	Variance	%
Income	1,483,188	1,434,696	48,492	3.38
Expense	1,393,422	1,457,200	63,778	4.38
Net Materials Recovery(Pass Thru)	0	0	0	
Excess Income or (Expense)	89,766	(22,504)	112,270	
Year To Date	Actual	Budget	Variance	%
Income	11,606,052	11,257,749	348,303	3.09
Expense	10,576,351	11,296,848	720,497	6.38
Net Materials Recovery(Pass Thru)	0	0	0	
Excess Income or (Expense)	1,029,701	(39,099)	1,068,800	

Full Time Equivalents		
For the Month	Average YTD	Planned - 2021
139.66	134.58	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: SEPTEMBER 28, 2021
CC: FILE

At the regularly scheduled meeting of the Finance Committee on September 20, 2021, the members discussed the amount of liquid capital improvement funds available for investing and the current investment ladder.

Following this discussion, the committee passed a motion to recommend to the GRF Board, the purchase of brokered CDs through US Bancorp totaling \$350,000 of capital funds, with terms ranging from 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 \$350,000 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 Aug 31, 2021

Term	Maturity Month	Investment Amount	Rate
0	Sep-21		
1	Oct-21	210,000	0.10%
2	Nov-21	200,000	1.80%
3	Dec-21	45,000	0.05%
4	Jan-22	200,000	0.01%
5	Feb-22	245,000	0.05%
6	Mar-22	255,000	0.05%
7	Apr-22		
8	May-22	300,000	0.05%
9	Jun-22	245,000	0.05%
10	Jul-22	105,000	0.05%
11	Aug-22		
12	Sep-22	200,000	0.07%
13	Oct-22		
14	Nov-22		
15	Dec-22		
16	Jan-23		
17	Feb-23		
18	Mar-23		
19	Apr-23		
20	May-23		
21	Jun-23		
22	Jul-23		
23	Aug-23		
24	Sep-23		
25	Oct-23		
26	Nov-23		
27	Dec-23		
28	Jan-24		
29	Feb-24		
30	Mar-24		
31	Apr-24		
32	May-24		
33	Jun-24		
34	Jul-24		
35	Aug-24		
36	Sep-24		

settlement date 9/8/2021



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE (CM)
SUBJECT: RESERVE FUNDS INVESTMENT PURCHASE
DATE: SEPTEMBER 28, 2021
CC: FILE

At the regularly scheduled meeting of the Finance Committee on September 20, 2021, the Committee discussed the current investment ladder and reserve funds available for investing to fill in the gaps in the investment ladder.

Following this discussion, the Committee passed a motion to recommend the GRF Board authorize the purchase of brokered CDs through US Bancorp totaling \$550,000 of reserve funds, with terms ranging from twelve (12) to twenty-four (24) months at the prevailing interest rates at the time of purchase and at the discretion of the financial advisors.

I move to approve the purchase of brokered CDs through US Bancorp totaling \$550,000, of reserve funds, with terms ranging from twelve (12) to twenty-four (24) months at the prevailing interest rates at the time of purchase and at the discretion of the financial advisors.

Reserve Funds Investment Ladder as of August 31, 2021

Term	Maturity Month	Investment Amount	Rate	Loc
0	Sep-21	245,000	1.00%	U
1	Oct-21	935,000	0.97%	U/M
2	Nov-21	615,032	0.21%	M
3	Dec-21	873,810	0.05%	M
4	Jan-22	510,000	0.05%	U
5	Feb-22	795,000	0.10%	U/M
6	Mar-22	1,155,000	0.05%	U/M
7	Apr-22	285,000	0.10%	U
8	May-22	1,250,000	0.05%	U
9	Jun-22	445,000	0.05%	U
10	Jul-22	245,000	0.10%	U
11	Aug-22	1,470,000	0.08%	U/M
12	Sep-22	-		
13	Oct-22	-		
14	Nov-22	-		
15	Dec-22	200,000	0.10%	U
16	Jan-23	-		
17	Feb-23	490,000	0.10%	U/M
18	Mar-23	-		
19	Apr-23	-		
20	May-23	-		
21	Jun-23	200,000	0.10%	U
22	Jul-23	-		
23	Aug-23	185,000	0.14%	U/M
24	Sep-23	-		
25	Oct-23	-		
26	Nov-23	-		
27	Dec-23	-		
28	Jan-24	-		
29	Feb-24	-		
30	Mar-24	-		
31	Apr-24	-		
32	May-24	-		
33	Jun-24	-		
34	Jul-24	-		
35	Aug-24	-		
36	Sep-24	-		
45	Jun-25	50,000	0.60%	M
81	Jun-28	200,000	Index	U



BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RANDY ANKENY, EXECUTIVE DIRECTOR
SUBJECT: PRIMARY AND MAIN SEWER LINES R&M RESPONSIBILITIES.
DATE: SEPTEMBER 8, 2021
CC: FILE

After a comprehensive review of the Trust Agreement and Governing Documents (recap provided in Exhibit A) relative to repair and maintenance of the interconnected sewer system:

- There exist various sewer system lines running beneath/on and servicing the Trust Properties and Mutuals, as described in Exhibit “B” attached.
- The Primary Lines (12 inches or greater in size) and Main Lines (8 inches to 10 inches) comprise the interconnected sewer system requires ongoing maintenance and management which, to date has been assigned to both the Mutuals and GRF, respectively, based upon their locations on or beneath Mutual versus Trust Property.
- The Trust and Management Agreements provide terminology pertaining to responsibility for managing and maintaining the Primary and Main sewer line.
- The sewer Primary and Mian Lines are part of one contiguous interconnected system.

The Golden Rain Foundation (GRF) Board recognize that, in order to ensure consistent and adequate maintenance and management of the interconnected sewer system (Primary and Mian sewer lines), it is critical to assign maintenance and management responsibilities and memorialize same to:

- GRF recognize and acknowledges it’s responsibility to maintain and repair all Primary and Main sewer lines.
- Primary sewer lines are defined as sewer piping of 12 inches, 16 inches, and 18 inches,
- Main sewer lines are defined as 8 inches to 10 inches.

Secondary sewer lines of 6 inches or less, are not part of the interconnected sewer system and will remain under Mutual maintenance and repair obligations.

Repair and Maintenance responsibility and associated expense at points of connection, Secondary sewer lines into the interconnected Primary and Main sewer lines will be determined on a proportional basis (to be determined).

I move to approve effective immediately (September 28, 2021), GRF, through its Board of Directors, shall maintain, repair, and manage the Main and Primary sewer lines, as shown and depicted on Exhibit A attached.

The Golden Rain Foundation, Seal Beach (GRF), through its volunteer Board of Directors, is responsible for management, control and administration of a residential common interest development (the “Project”), under the Declaration of Trust (“Trust”), which grants GRF the authority to maintain, manage and govern trust property and community facilities, all within what is commonly known as Leisure World, Seal Beach, consisting of trust property and sixteen (16) Mutuals (hereinafter the “Mutuals”).

The Management Agreements between GRF and each Mutual state that GRF has the duty to “operate and maintain the Project according to the highest standards achievable consistent with the overall plan of the [Mutual] and the interests of the consenting parties...GRF shall be expected to perform such other acts and deeds as are reasonable, necessary and proper in the discharge of its duties under this Agreement.” (Management Agreement, FOURTH, Section (m) [Mutuals 1-11; 14-15; 17]; FOURTH (o) [Mutual 12]; FOURTH (n) [Mutual 16]).

In addition, the Management Agreements between GRF and each Mutual require GRF to: “Cause the buildings, appurtenances and grounds on the Project to be maintained according to standards acceptable to standards acceptable to the Owner, including but not limited to (interior and) exterior cleaning, painting, and decorating, plumbing, steamfitting, carpentry, and such other normal maintenance and repair work as may be necessary, subject to any limitations imposed by the [Mutual] in addition those contained herein.” (Management Agreement, FOURTH, Section (e) [Mutuals 1-11; 14-15; 17]; FOURTH (f) [Mutuals 12, 16]).

The Management Agreements further provide that GRF has a duty to operate the Project and Mutual properties, as well as contract for necessary services, and place orders for equipment, tools, appliances, materials and supplies as necessary, to maintain the Project.

GRF has the fiduciary duty to preserve the real property held in trust for the benefit of the Mutuals pursuant to Probate Code Sections 16006 and 16011, which set forth the duty to preserve the trust property and take reasonable steps to protect same, whether from actual, physical property damage or actual or threatened liability claims.

The Declaration of Trust (“Trust”) provides generally, that GRF is responsible for operating and maintaining the trust property, consisting of, among other things, community facilities, private streets, and utilities. Recital C of the Trust provides that GRF’s present and proposed operations include, but are not limited to:

(8) Continued legal ownership and maintenance by Trustee of all such Improvements during continuation of this Trust, all such Improvements being

nevertheless impressed with and held subject to an express trust for the benefit of the Cooperatives under the terms of this Declaration of Trust; and,

(9) Acquisition, ownership and maintenance in trust hereunder for the benefit of the Cooperatives and for such other uses and purposes as are specified in this Declaration of Trust of any types of personal property deemed by the Trustee to be in the best interests of the Cooperatives and their shareholders.” (Emphasis added.)

“Improvements” are defined by Recital B of the Trust to include, among other things, utilities, all together with the land underlying them, to the extent interests in such land are held by GRF;

GRF holds in Trust all real property described as follows:

“Parcel 1: Lots A, B and D of Tract No. 4337, in the City of Seal Beach, county of Orange, state of California, as per map recorded in book 150 pages 3, 4, 5, 6 and 7 of Miscellaneous Maps, in the office of the county recorder of said county.

Parcel 2: Golden Rain Road, Annadale Drive, Burning Tree Lane, St. Andrews Drive, Church Place, Thunderbird Drive and that portion of Tamarisk Lane lying northeasterly of the northwesterly prolongation of the southwesterly line of St. Andrews Drive having a bearing of South 33° 24’ 07” East in Tract No. 4337, in the city of Seal Beach, County of Orange, State of California, as per map recorded in book 150 pages 3 to 7 inclusive of Miscellaneous Maps, in the office of the County Recorder of said county, except that portion of Thunderbird Drive lying northwesterly of the northwesterly line of Golden Rain Road prolonged across said Drive.

Subject to: Taxes, easements, covenants, conditions, restrictions, and reservations, encumbrances, and all other matters of record.”Article V, Section 2 of GRF’s Bylaws state: “[T]he business and affairs of the Corporation shall be carried on and conducted by the Board of Directors. All corporate powers shall be exercised by and through the Board of Directors.

MUTUAL UTILITIES DRAWINGS



Sewers
System

1988

SANITARY SEWERS DIST.

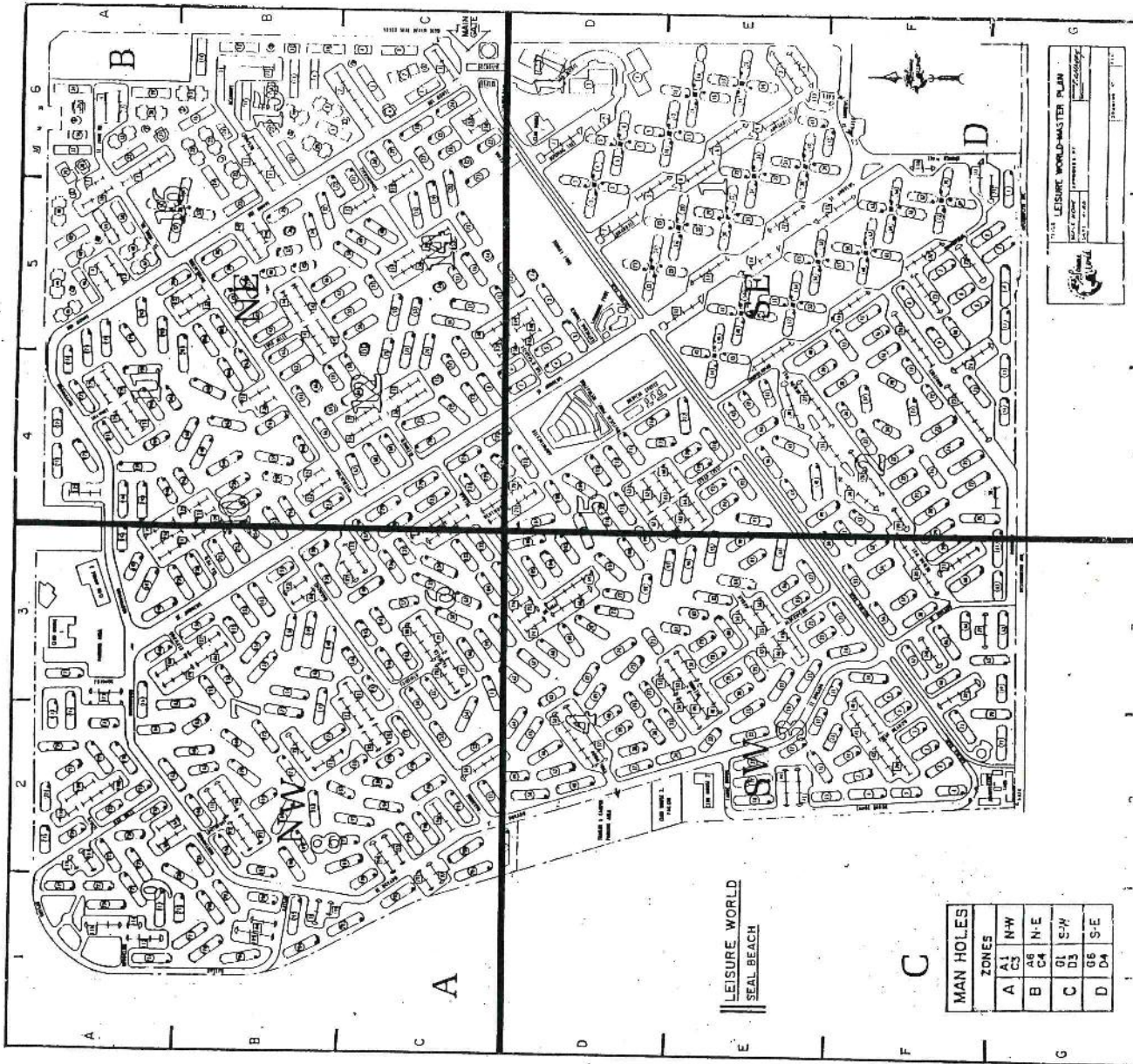
SEWER LINES

12 Miles - Primary
25 Miles - Main
25 Miles - Secondary

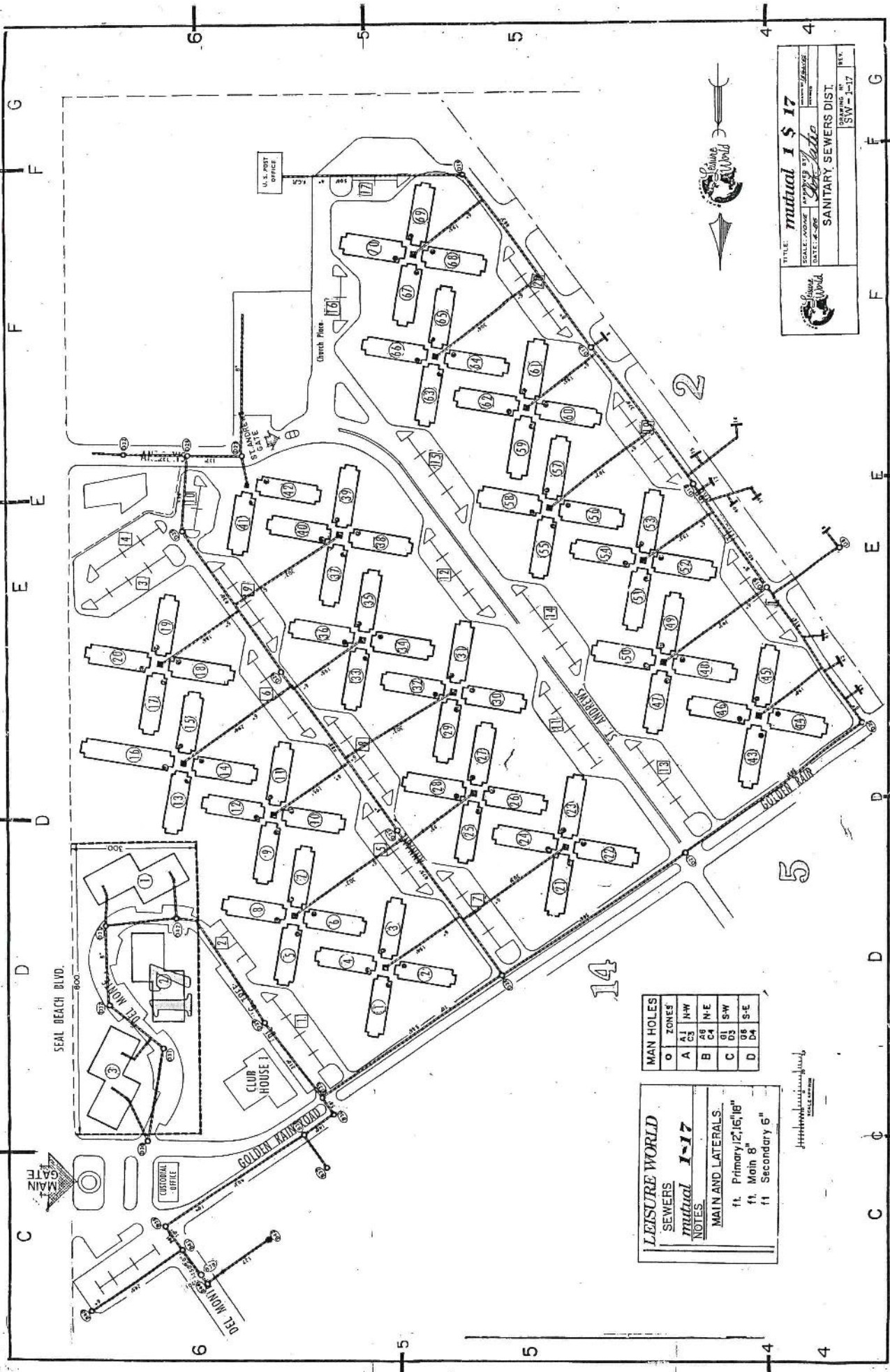
LEISURE WORLD	
SEWERS	
mutual	
NOTES	
MAIN AND LATERALS	
ft.	Primary 12", 16", 18"
ft.	Main 8"
ft.	Secondary 6"

8" C.P.
6" C.P. (Unit Connection)
Std. Cleanout (Unit Connection)
Std. 48" Manhole
Std. Concrete Encasement (6" V.C.P. Chimneys)
Class "A" Concrete Encasement (8" V.C.P.)

5,784 lin. ft.
4,487 lin. ft.
22 Each
17 Each
66 lin. ft.
40 lin. ft.



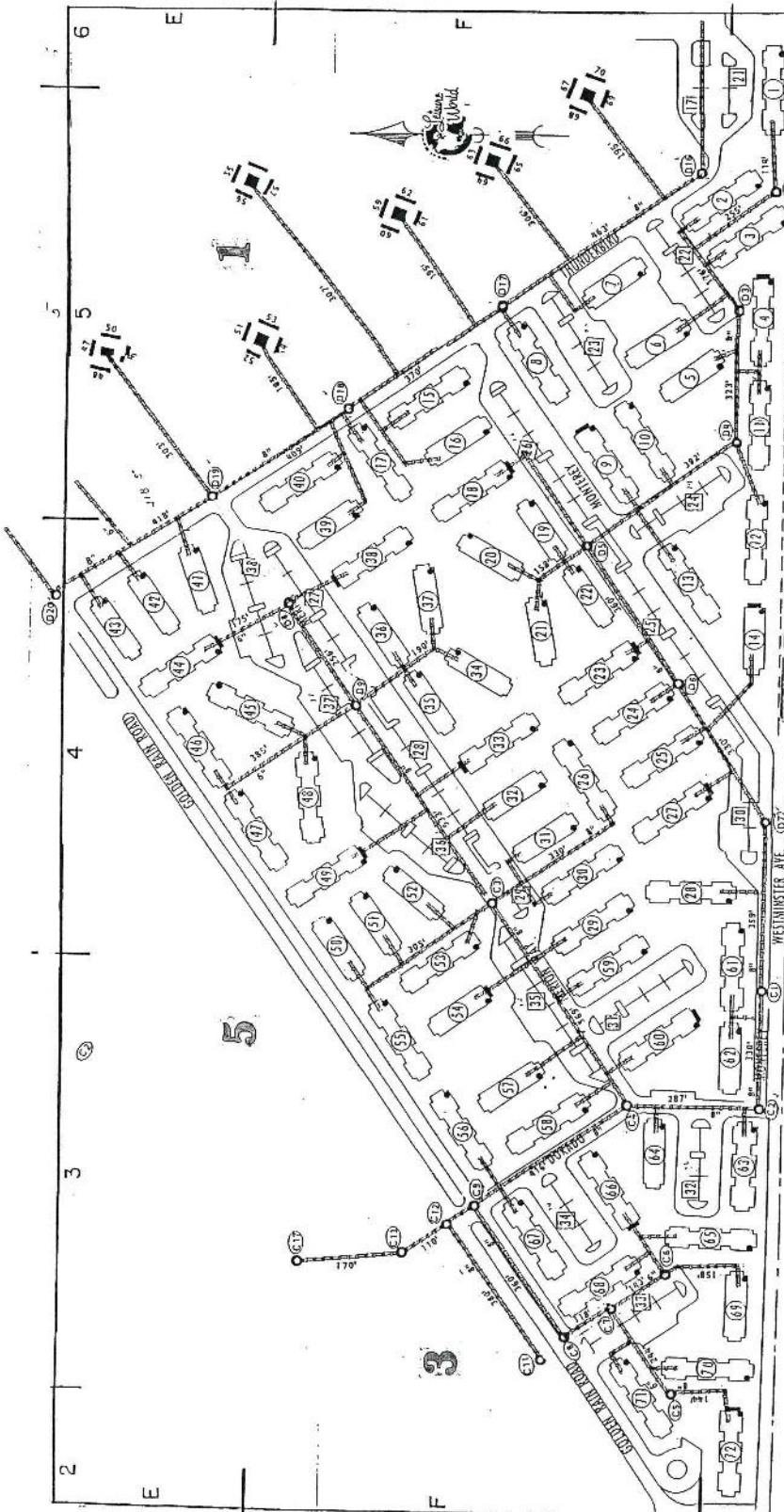
MAN HOLES	
ZONES	
A	A1 N-W
B	A6 N-E
C	D1 S-W
D	D6 S-E




TITLE: **mutual I-17**
 SCALE: AS SHOWN
 DATE: 12-1-60
 SANITARY SEWERS DIST.
 DRAWING NO. SW-1-17
 REV.

MAN HOLES	
ZONES	
A1 NW	
B C4 NE	
C B1 SW	
D D4 SE	

LEISURE WORLD
SEWERS
mutual I-17
NOTES
 MAIN AND LATERALS
 11. Primary 12", 16", 18"
 11. Main 8"
 11. Secondary 6"

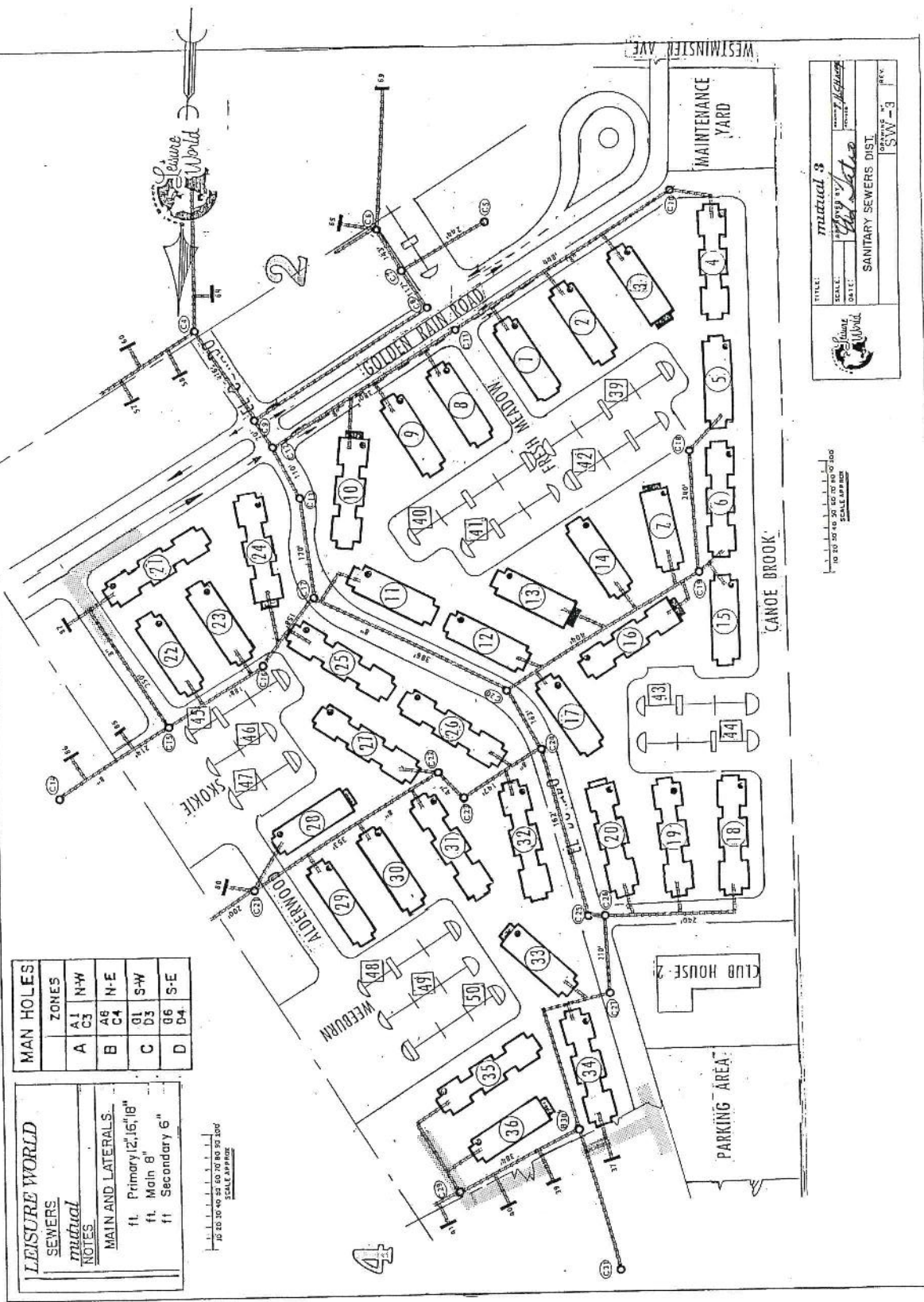



 TITLE: *mutual 2*
 SCALE: *AS SHOWN*
 DATE: *10/15/77*
 PROJECT: *Sanitary Sewers Dist*
 DRAWN BY: *W. J. ...*
 CHECKED BY: *W. J. ...*
 DATE: *10/15/77*
 PROJECT: *Sanitary Sewers Dist*
 DRAWN BY: *W. J. ...*
 CHECKED BY: *W. J. ...*
 DATE: *10/15/77*

LEISURE WORLD
SEWERS
mutual 2
NOTES
 MAIN AND LATERALS:
 ft. Primary 12", 16", 18"
 ft. Main 8"
 ft. Secondary 6"

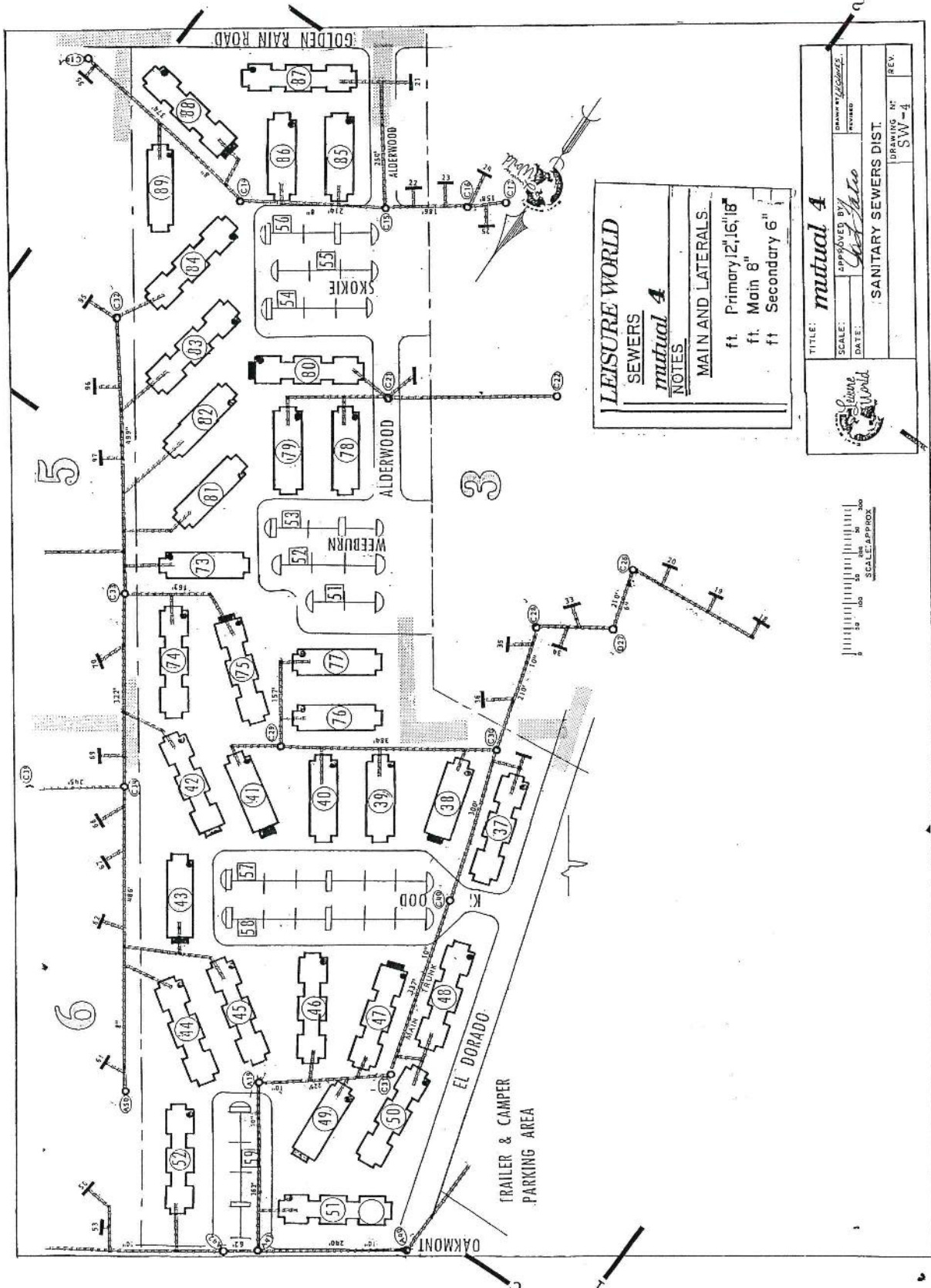
MAN HOLES	
ZONES	
A	A1 NW
B	B1 NW
C	C1 NW
D	D1 NW

TOTAL AREA _____ ACRES



TITLE: *mutual 3*
SCALE: *1" = 40'*
DATE: *10/1/80*
DRAWN BY: *W. J. Smith*
CHECKED BY: *W. J. Smith*
SANITARY SEWERS DIST.
SHEET: *SW-3*

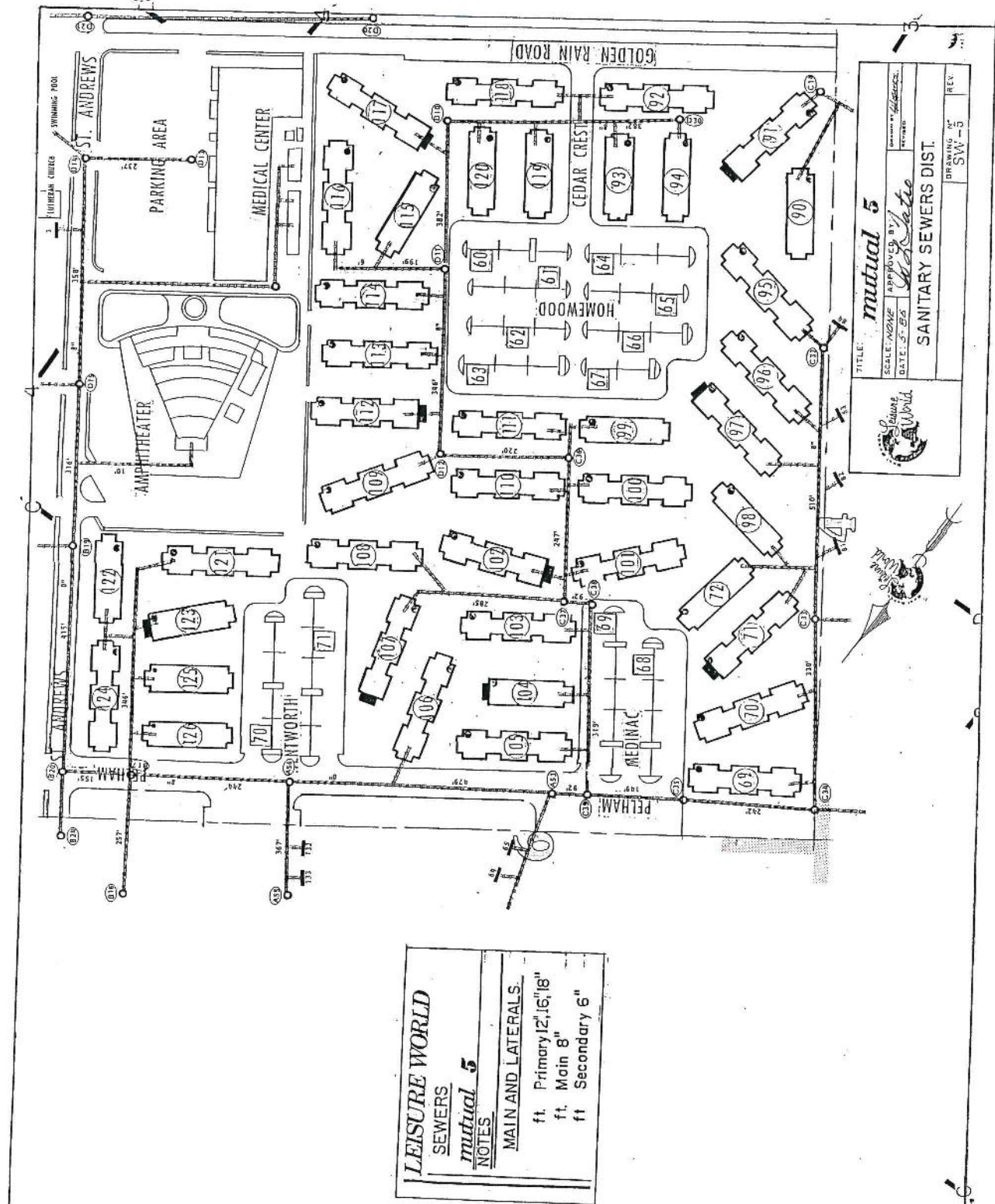
10 20 30 40 50 60 70 80 90 100
SCALE APPROX



LEISURE WORLD
SEWERS
mutual 4
NOTES
 MAIN AND LATERALS
 ft. Primary 12", 16", 18"
 ft. Main 8"
 ft. Secondary 6"

Leisure World
 TITLE: **mutual 4**
 SCALE: **AS SHOWN**
 DATE: **10/1/80**
 DRAWING NO. **SW-4**
 REV. **1**
 SANITARY SEWERS DIST.





LEISURE WORLD

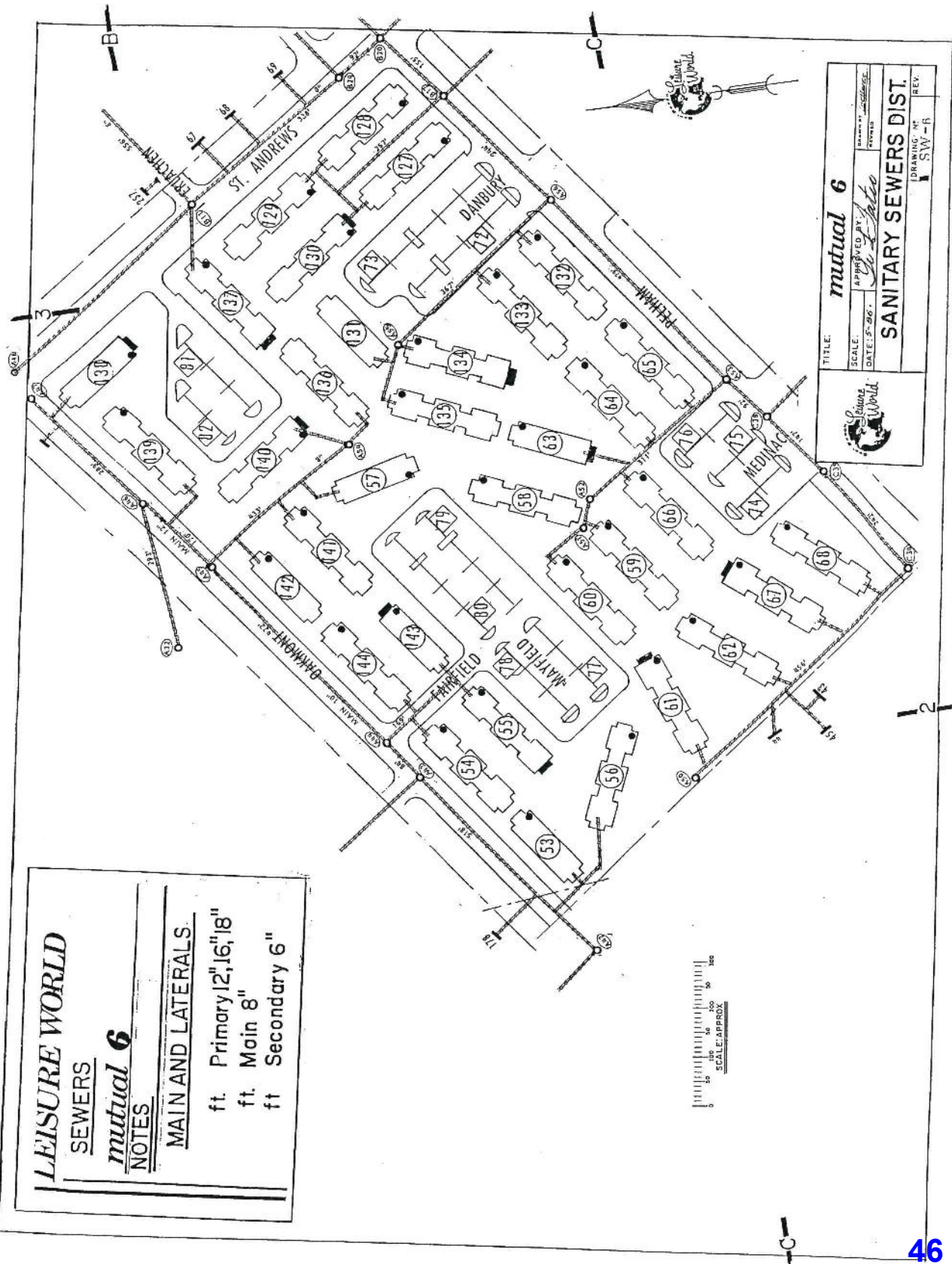
SEWERS

mutual 6

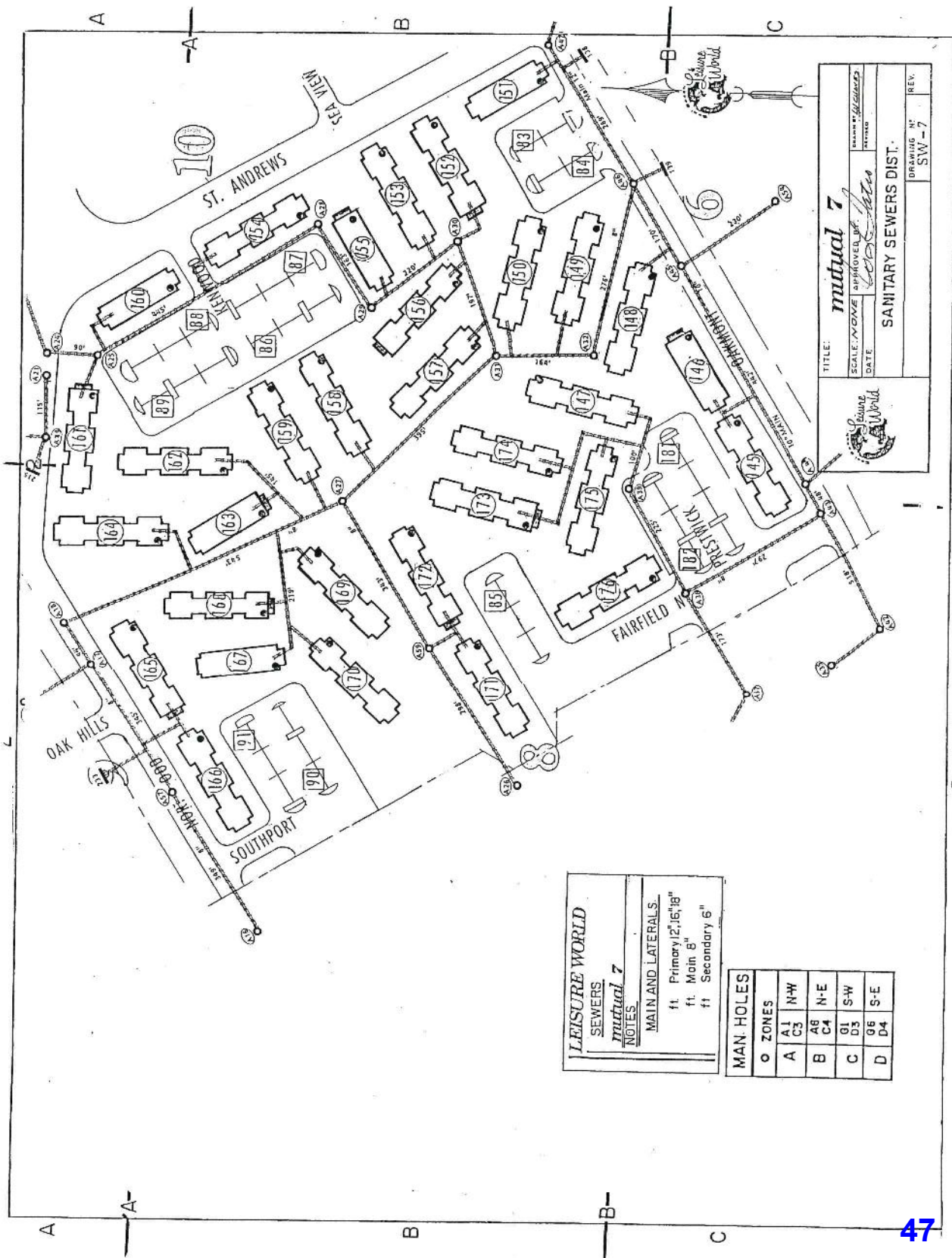
NOTES

MAIN AND LATERALS

- ft. Primary 12", 16", 18"
- ft. Main 8"
- ft. Secondary 6"



TITLE: mutual 6	
SCALE: AS SHOWN	APPROVED BY: Dr. J. J. J. J.
DATE: 5-28-61	DESIGNED BY: Dr. J. J. J. J.
SANITARY SEWERS DIST.	
DRAWING NO. SW-6	REV. 1



TITLE: mutual 7		DESIGNED BY: <i>[Signature]</i>	DATE: <i>[Date]</i>
SCALE: NONE		APPROVED BY: <i>[Signature]</i>	DATE: <i>[Date]</i>
SANITARY SEWERS DIST.		DRAWING NO: SW-7	REV: <i>[Blank]</i>

LEISURE WORLD
SEWERS
mutual 7
NOTES
MAIN AND LATERALS:
f1. Primary 12", 16", 18"
f1. Main 8"
f1. Secondary 6"

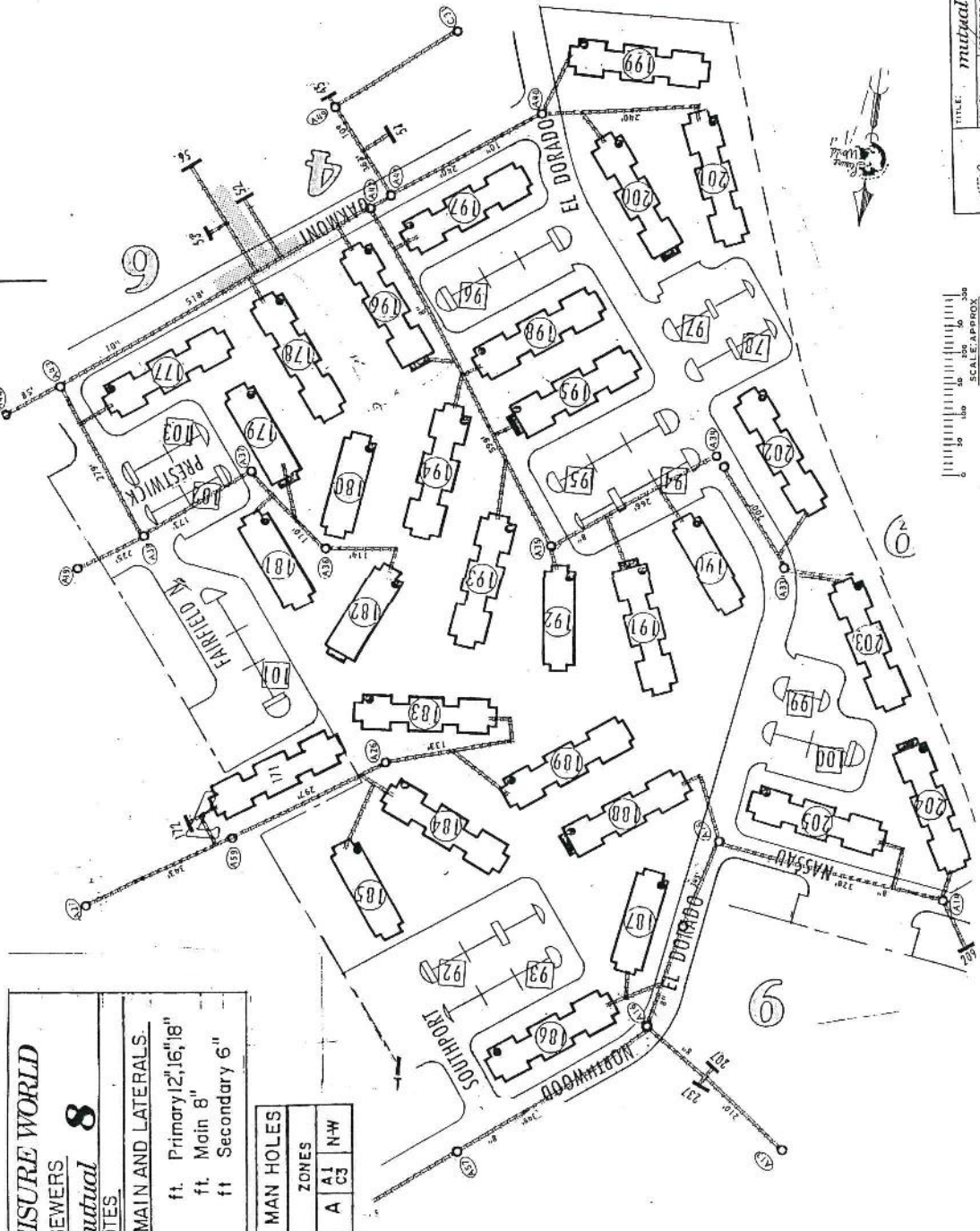
MAN HOLES	
o	ZONES
A	A1 C3 NW
B	A8 C4 N-E
C	01 D3 S-W
D	06 D4 S-E

2

1

B

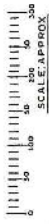
B



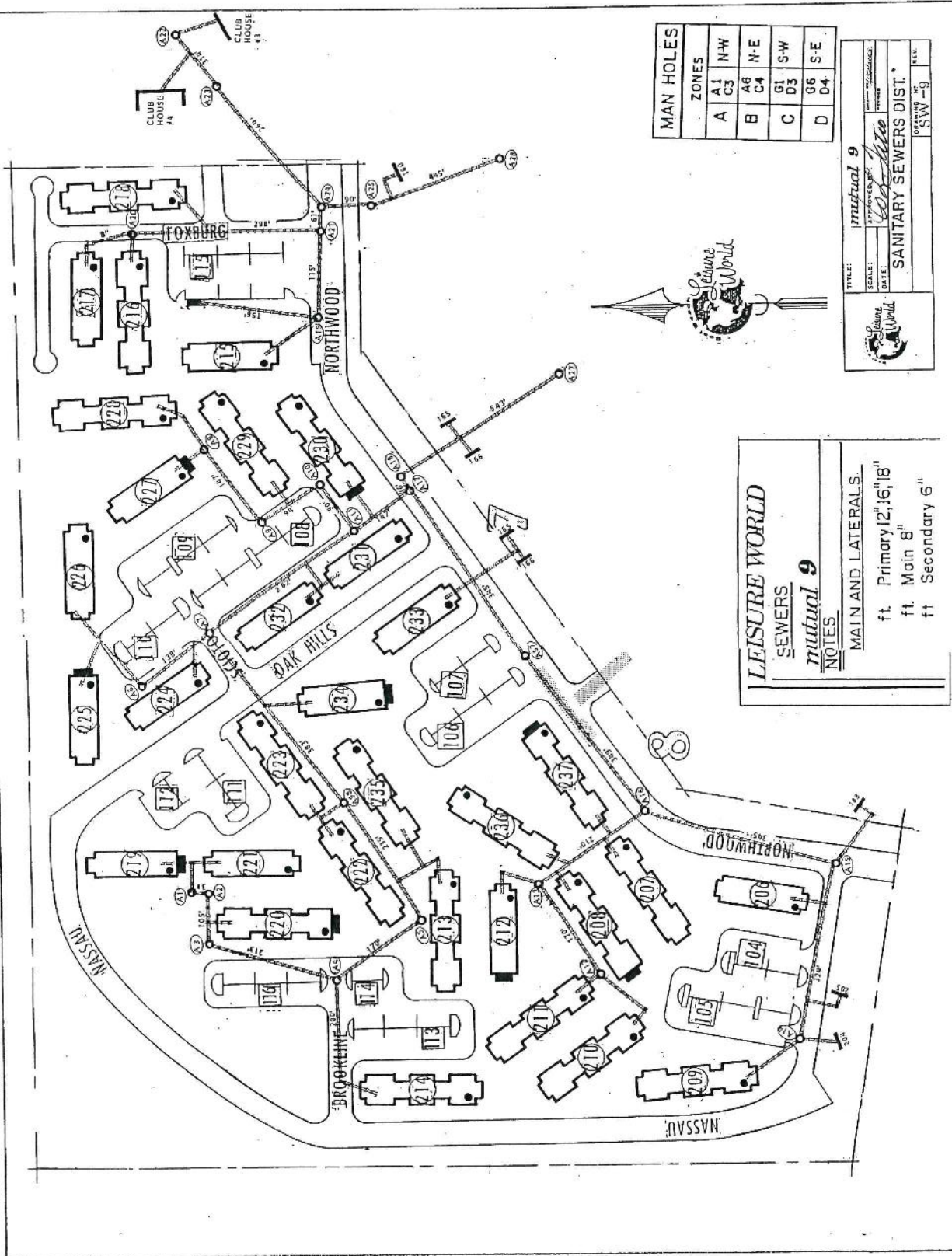
LEISURE WORLD
SEWERS
mutual 8
NOTES

MAIN AND LATERALS:
ft. Primary 12", 16", 18"
ft. Main 8"
ft. Secondary 6"

MAN HOLES	
ZONES	
A	A1 N-W
C	C3



TITLE: **mutual 8**
DATE: **10/1/77**
PROJECT: **Sanitary Sewers Dist.**
DRAWN BY: **W. J. [Signature]**
CHECKED BY: **[Signature]**
SANITARY SEWERS DIST.
SHEET NO. **13**

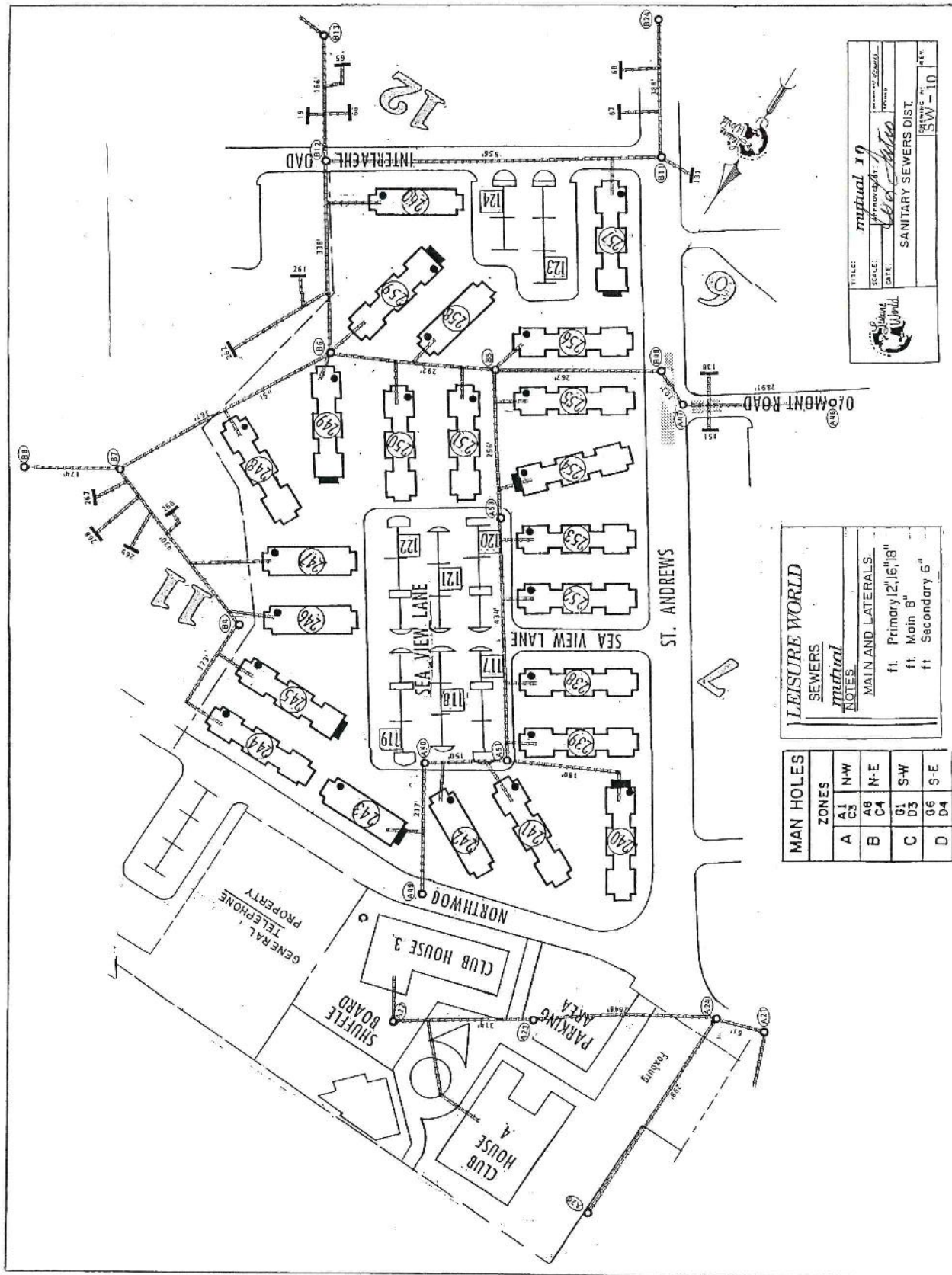


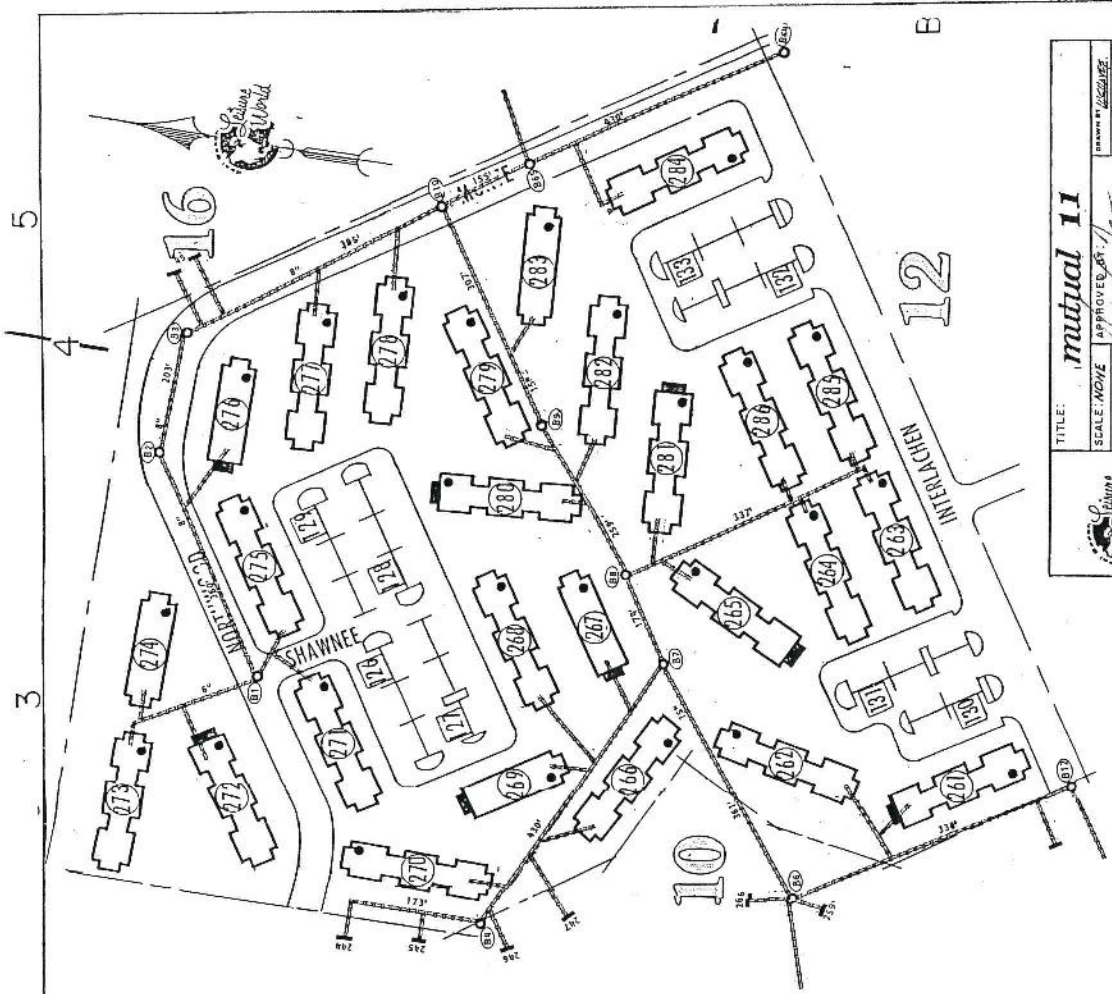
MAN HOLES	
ZONES	
A1	N-W
C3	
B	N-E
C4	
G1	S-W
D3	
G6	S-E
D	

TITLE: mutual 9	
SCALE: 1"=40'	DATE: 10/1/70
APPROVED: <i>[Signature]</i>	
SANITARY SEWERS DIST.	
DESIGNED BY: SW-9	REV: 0


LEISURE WORLD
SEWERS
mutual 9
NOTES

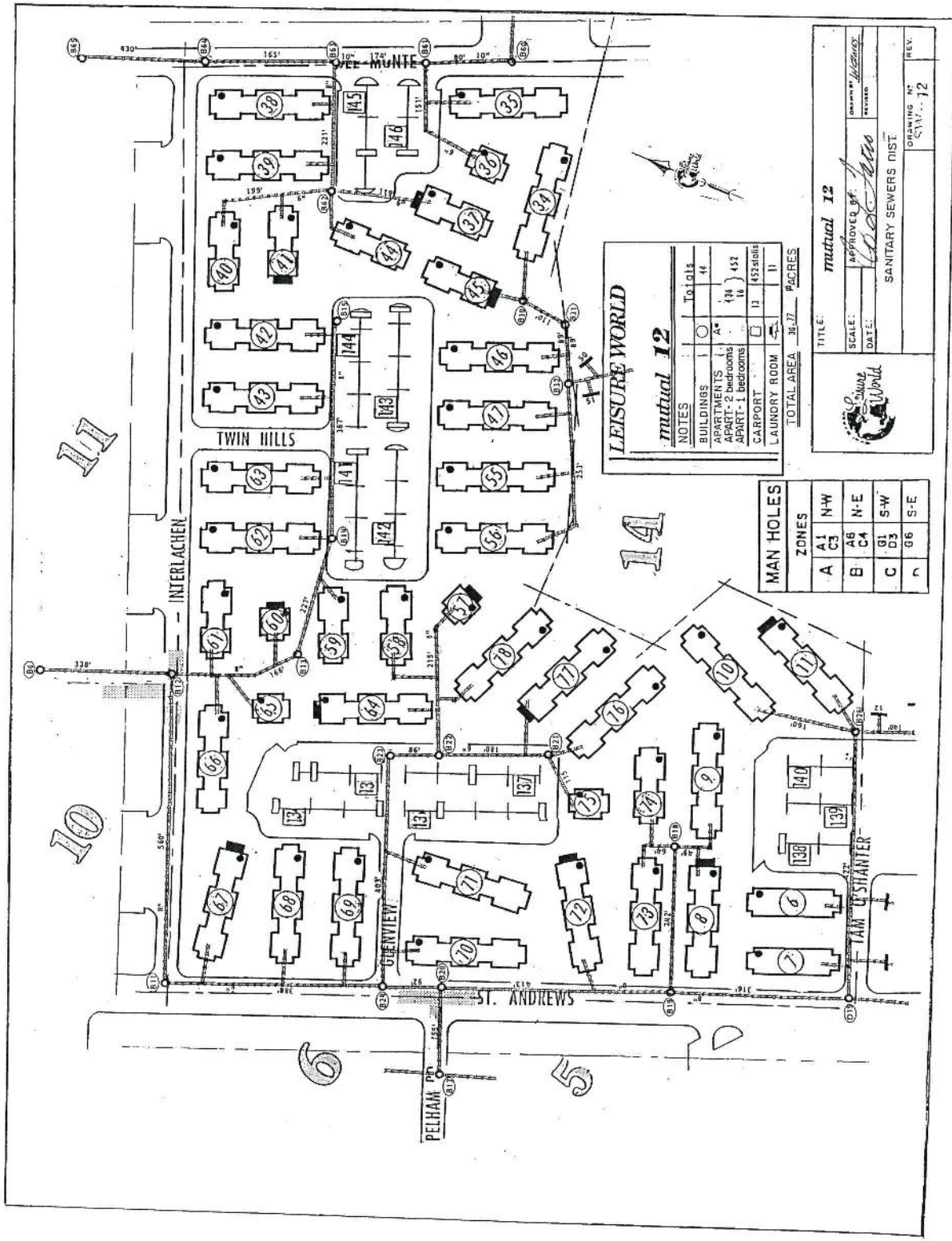
MAIN AND LATERALS:
 ft. Primary 12", 16", 18"
 ft. Main 8"
 ft. Secondary 6"





LEISURE WORLD	
SEWERS	
mutual 11	
NOTES	
MAIN AND LATERALS:	
ft.	Primary 12", 16", 18"
ft.	Main 8"
ft.	Secondary 6"

		TITLE: mutual 11
SCALE: NONE	APPROVED: <i>[Signature]</i>	DRAWN BY: <i>[Signature]</i>
DATE: 10-7-88	CHECKED: <i>[Signature]</i>	REVIEWED: <i>[Signature]</i>
SANITARY SEWERS DIST.		
DRAWING NO.		REV.



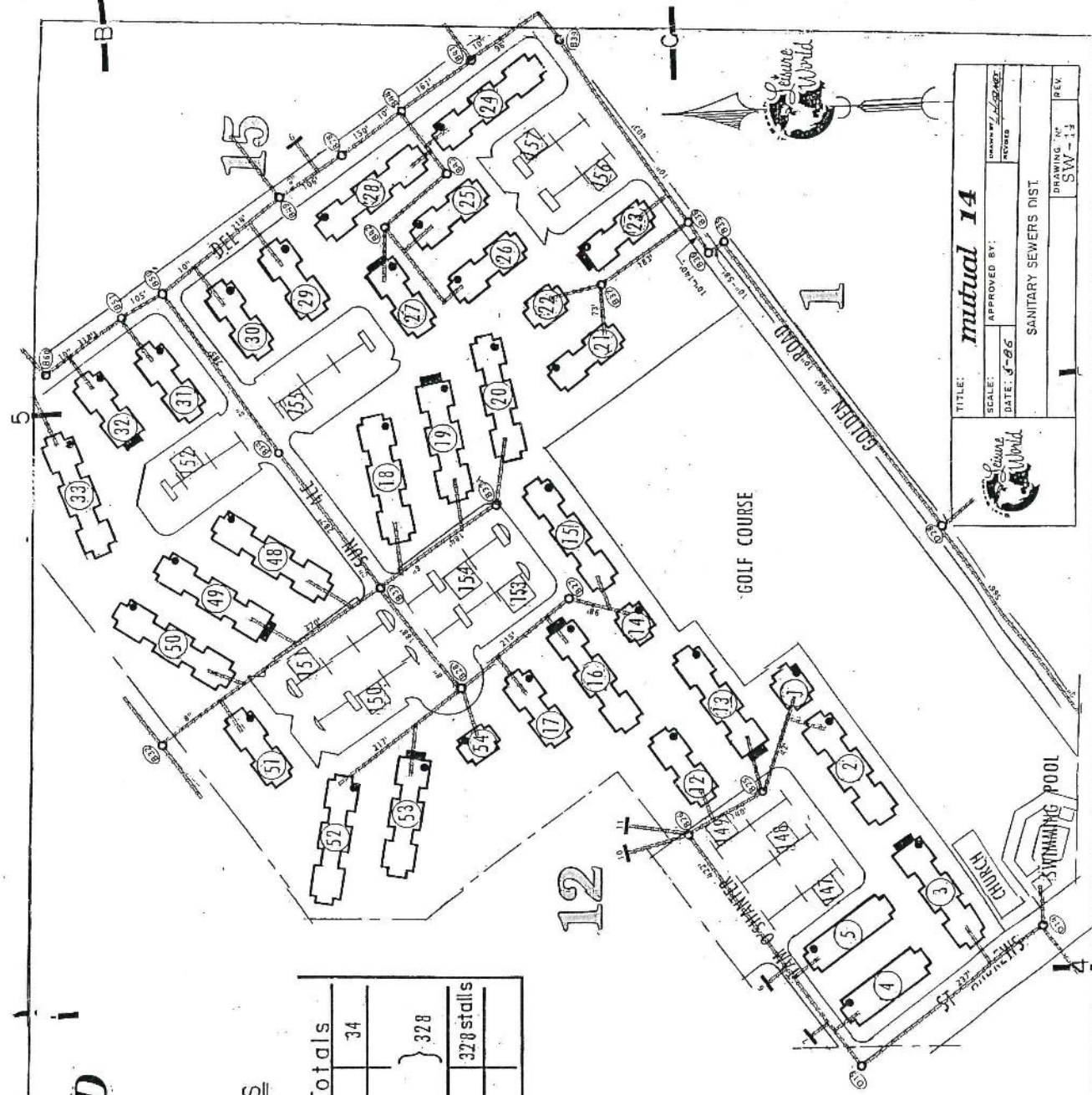
LEISURE WORLD

mutual 14

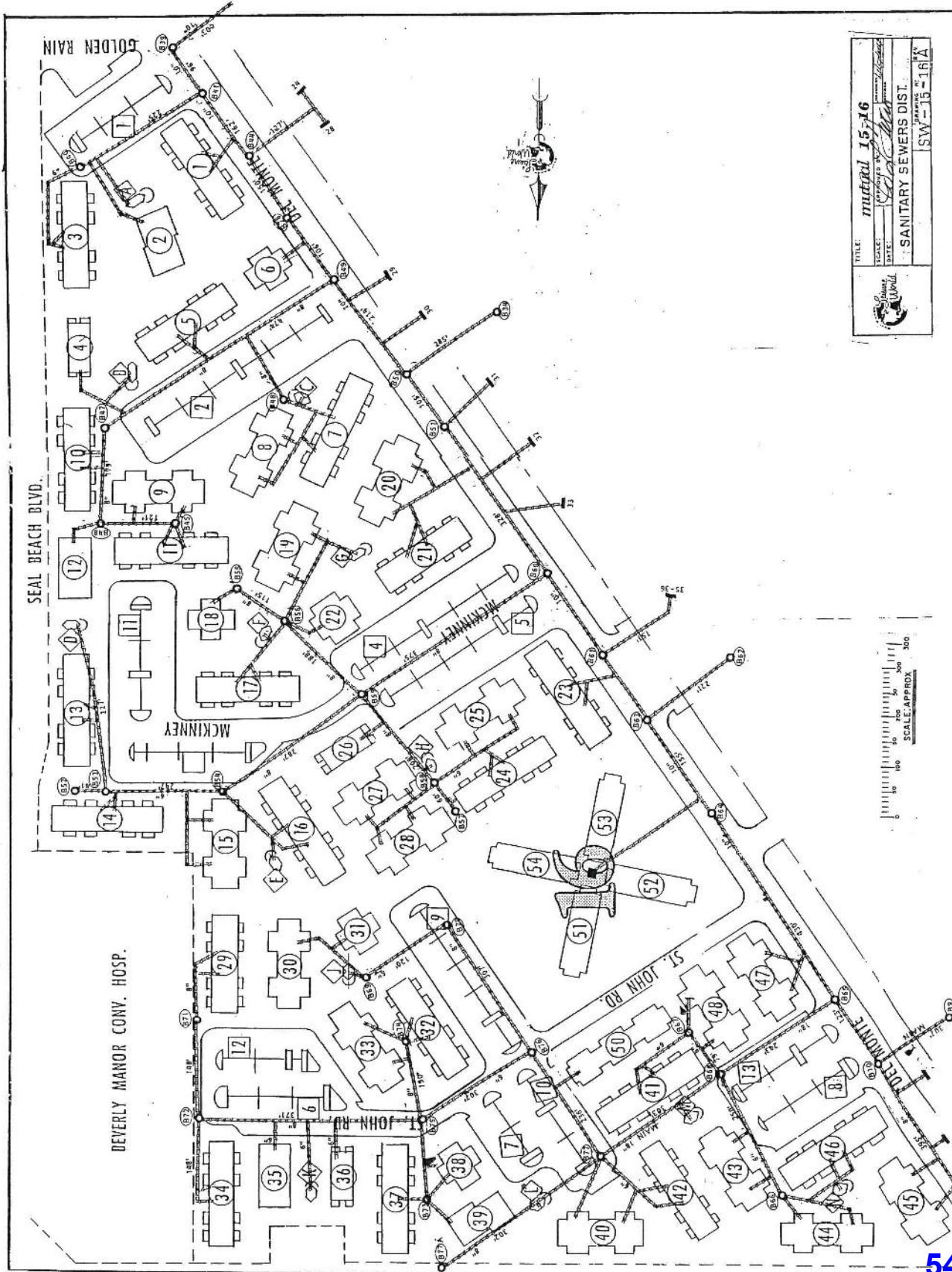
TOTAL AREA 22.67 ACRES

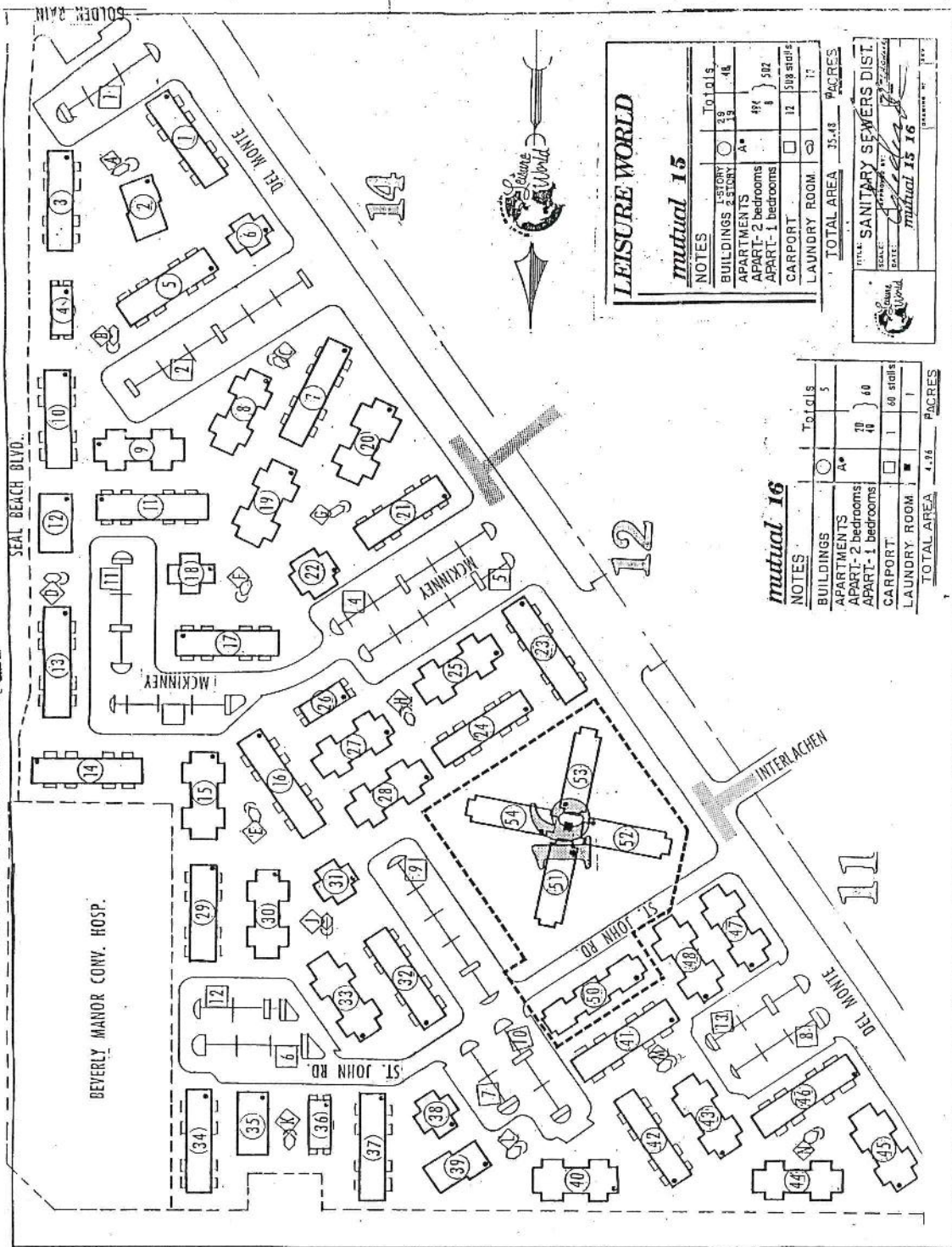
NOTES

		Totals
BUILDINGS	○	34
APARTMENTS	A•	} 328
APART- 2 bedrooms		
APART- 1 bedrooms		
CARPORT	□	11
LAUNDRY ROOM	■	9
		328 stalls



TITLE: *mutual 14*
 SCALE: *1" = 40' 0"*
 DATE: *3-86*
 APPROVED BY: *[Signature]*
 SANITARY SEWERS DIST.
 DRAWING NO. *SW-14*
 REV. *1*





LEISURE WORLD

mutual 15

NOTES	1 STORY	2 STORY	Totals
BUILDINGS	1	0	1
APARTMENTS	0	0	0
APART- 2 bedrooms	0	0	0
APART- 1 bedrooms	0	0	0
CARPORT	0	0	0
LAUNDRY ROOM	0	0	0
TOTAL AREA	35.48	0	35.48
ACRES			

TOTAL: **SANITARY SEWERS DIST.**

DATE: *12/15/16*

SCALE: *1" = 100'*

PROJECT: *mutual 15 16*

mutual 16

NOTES	1 STORY	2 STORY	Totals
BUILDINGS	1	0	1
APARTMENTS	0	0	0
APART- 2 bedrooms	0	0	0
APART- 1 bedrooms	0	0	0
CARPORT	0	0	0
LAUNDRY ROOM	0	0	0
TOTAL AREA	4.16	0	4.16
ACRES			

TOTAL: **SANITARY SEWERS DIST.**

DATE: *12/15/16*

SCALE: *1" = 100'*

PROJECT: *mutual 15 16*

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Golden Rain Foundation

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Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RANDY ANKENY, EXECUTIVE DIRECTOR
SUBJECT: INDOOR TRUST PROPERTY FACE MASKS REQUIRED
DATE: SEPTEMBER 14, 2021
CC: FILE

On September 9, 2021, to promote community health and safety in our collective prevention of COVID-19 and its variants and reports of Breakouts within the community, the Executive Director informed the Board of the following action:

Effective tomorrow, I will require the use of Face Masks in all Trust property buildings (including fitness), as an emergency public health and safety directive, though September 28, 2021. At the September Board meeting, a formal action request will be provided for the Board to continue the face mask mandate until such time as the Board acts to cancel the action.

Board action is requested to ratify the action taken by the Executive Director and to provide direction on any requirement to use a face mask when within any Trust property building.

I move to ratify the actions taken by the Executive Director on September 9, 2021, in the promotion of community public safety, to require that a face mask must be worn while within any Trust property building.

I move to extend the face mask requirement until the next Board meeting at which time the Board will consider prevalent public health and safety conditions for possible extension.

I move to approve any face mask requirement within a Trust property building to protect the health and safety of GRF Staff.



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Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: COMMUNICATIONS/IT COMMITTEE (CM)
SUBJECT: APPROVAL FOR SOFTWARE REQUIREMENTS DOCUMENT
DATE: SEPTEMBER 28, 2021
CC: FILE

At the regularly scheduled meeting of the Communications / IT Committee held on September 9, 2021, the Committee discussed the suggestion presented by staff to consolidate core software programs identified as the Customer Relationship Management (CRM) and the Enterprise Resource Planning (ERP) to reduce redundancy, improve operations and increase business efficiencies.

The consolidation would replace the Jenark software with an application compatible with Microsoft Dynamics.

Following a discussion, the Committee was in favor of having staff create a requirements document as the first step towards searching for the most appropriate software application. The creation and completion of the requirements document is estimated to take approximately three to four months using existing staff. Upon approval of the requirements documents by the Communications/IT Committee, the document will then be submitted to GRF's Microsoft consultants, Boyer & Associates to determine the best application(s) to support the documented needs.

I move to conceptually approve a need to consolidate core software programs identified as the Customer Relationship Management (CRM) and the Enterprise Resource Planning (ERP). I further move to approve the Executive Director's use of existing staff for this project with a goal of presenting the document for committee review in the first quarter of 2022.

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: ARCHITECTURAL DESIGN AND REVIEW COMMITTEE
SUBJECT: OPERATIONAL FUNDING REQUEST - HOLIDAY LIGHTING AND DECORATIONS CONTRACT
DATE: SEPTEMBER 15, 2021
CC: FILE

At the September 9, 2021, Architectural Design and Review Committee meeting, the Committee approved the proposal submitted by Magical Holiday Designs as described in Exhibit A, with the addition of two new signs, at \$950.00 each, which GRF will purchase and store. The Committee further recommended the Board approve the contract for holiday decorations be awarded to Magical Holiday Designs, for 2021, as presented, in the amount not to exceed \$25,195.

I move to approve the holiday lighting and decorations contract for 2021 be awarded to Magical Holiday Designs, as presented in Exhibit A, in an amount not to exceed \$25,195.00.

EXHIBIT A

Magical Holiday Designs

11109 Armour Ave.

Beaumont, Ca. 92223

800-608-1980 office

562-900-0307 my cell

August 18, 2021

Golden Rain foundation

P.O. Box 2069

Seal Beach, Ca. 90740

Attention: Kathy Thayer kathyt@lwsb.com

562-431-6586 ext. 398

thomasf@lwsb.com

grfap@lwsb.com

Terry 562-431-6586 ext. 350

Tommy 562-431-6586 ext. 324

Scope of work

Holiday Décor 2019-2020-2021

#1- Install/strike/store/ -1-20' tall artificial Christmas tree with a 24" inch topper using all multi colored C-7 lights. Design colors: Red, Green, Gold traditional installed at Club house Three located at 1421 Northwood road, Seal Beach, Ca. 90740

Total amount \$8900.00

(3) leased and installed lighted gift boxes for around base of tree

Total amount \$600.00

#2- Roofline lights on GRF - Warm White LED C-9 lights. Front Entrance Security Office- Located at 13533 Seal Beach Blvd. Seal Beach, ca

Total contract amount \$850.00

#3- Install/strike/store (1) 5' wreath hung between the arch at Clubhouse 6- located at 1661 E. Golden rain Road, Seal Beach, Ca

Total amount of contract \$250.00

#4- Install/Strike/store (1) 8 foot wreath hung with warm white LED lights, and large bow, between the arch at the Administration Building located at 13531-A St. Andrews Drive, Seal Beach, Ca

Total contract amount \$600.00

#5- Install strike (1) customer owned 24 inch high x 19 long in LED lights "Merry Christmas" Install strike (1) Menorah customer owned,

Install strike (1) tree of lights, Customer owned

Placed on Golden Road, west bound lanes next to on site sales office. Tree also placed at HCC

Total contract amount **\$1095.00**

#6-Roofline lights on Optum Care Building- facing admin parking lot

#7- Roof line lights on Administration Building- facing admin parking

Total contract amount **\$3100.00**

#8- Roofline lights on Clubhouse 6- facing admin and clubhouse 6 parking lot 1661 E. Golden Rain Road

#9- Roofline lights on Clubhouse 3- facing clubhouse 3 parking, veterans plaza and 1421 N. Northwood Road

#10- Roofline lights on Clubhouse 4- facing clubhouse 4 parking lot -1421 N. Northwood Road

#11- Roofline lights on Clubhouse 1- A-frame roof line lights (Seasons greeting sign now placed at Clubhouse 1 from clubhouse 4)

#12- Roofline lights on Clubhouse 2- facing El Dorado Drive and Serenity Gardens Area

Total contract amount **\$7900.00**

Total contract amount **\$23,295.00**

Alternate to add (1) Seasons Greeting sign

Happy Holidays \$950.00

Alternate to add (1) seasons greeting sign

Seasons Greetings

\$950.00

Total contract amount \$25,195.

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Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: ARCHITECTURAL DESIGN AND REVIEW COMMITTEE
SUBJECT: AMEND 10-5160-3 ARCHITECTURAL DESIGN AND REVIEW COMMITTEE CHARTER
DATE: SEPTEMBER 17, 2021
CC: FILE

At the September 10, 2021, Architectural Design and Review Committee, the Committee moved to recommend the GRF Board of Directors amend 10-5160-3 Architectural Design and Review Committee Charter.

I move to amend 10-5160-3 Architectural Design and Review Committee Charter, adding an additional goal, amending the meeting schedule and specifying drought tolerant plants, as presented.



ARCHITECTURAL DESIGN AND REVIEW COMMITTEE

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 Architectural Design and Review (ADR) Committee 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

1.2.1.3 To Consider purpose when approving design.

2. PURPOSE:

Create and ensure compliance with aesthetic standards established by the BOD. The ADR Committee is focused on internal and external physical appearance of all Trust Property.

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;
- 3.2** Publish an agenda four (4) days in advance of the Committee meeting;
- 3.3** The Committee Chair shall, with the approval of the Committee, appoint a Vice Chair;
- 3.4** Review monthly staff report formats to be included in the monthly agenda;
- 3.5** Meet ~~monthly~~ quarterly or whenever such meetings are deemed necessary unless cancelled by the Chair;
- 3.6** Review status of current projects referred to the committee;
- 3.7** Review monthly budget comparison for cost center 101 (ADR);
- 3.8** Develop and submit for BOD approval an ADR Procedures Manual (PM);
- 3.9** Develop and maintain architectural, design and landscape guidelines, criteria and policies including but not limited to external and internal appearance of Trust properties;
 - 3.9.1** Color, design, finishes, materials;
 - 3.9.2** Landscape (hard and soft) and related materials of all Trust properties;

ARCHITECTURAL DESIGN AND REVIEW COMMITTEE

10-5160-3



Committee Charter

- 3.9.3 Approved plant list (perennials and annuals);
- 3.9.4 Landscape design;
- 3.9.5 Flora selection with an emphasis on drought tolerant plants;
- 3.9.6 Water feature design;
- 3.9.7 Furniture selections;
- 3.9.8 Signage (Color, design, font, materials and general layout of all signage; except traffic signage and/or street surface markings.); and
- 3.9.9 Image (Develop and maintain the corporate image of the foundation and develop and maintain design standard guidelines.)
- 3.10 Review policies for cost center 101 (ADR) annually and send changes to the BOD for approval;
- 3.11 Provide an initial approval and recommendation to the Finance Committee of the annual budget for cost center 101 (ADR), including Capital requests and upcoming Reserve replacements; and
- 3.12 Furnish a report at the GRF annual meeting.

4. LIMITATIONS:

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

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

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

Document History

Adopted:	23 Sep 14	Amended:	24 Mar 15	Amended:	21 Jun 16
Amended:	23 Jul 19	Amended:	27 Aug 19	Amended:	06 Sep 19
Amended:	24 Sep 20	Amended:	30 Apr 21		

Keywords:	Landscape	Image	Design	Signage	Furniture
	Color				

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Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: COMMUNICATIONS & IT COMMITTEE (CCITC)
SUBJECT: RESERVE FUNDING REQUEST - SURVEILLANCE CAMERAS
DATE: SEPTEMBER 20, 2021
CC: FILE

At the September 9, 2021, meeting of the Communications & IT Committee, the Committee voted to forward funding request to the Finance Committee the purchase of sixteen surveillance cameras.

At the September 20, 2021, meeting of the Finance Committee, the Committee has determined the sufficient Reserve Funding, in the amount of \$5,523.00, is available. The Finance Director has been directed to temporarily hold the funds, pending a Board action to release the funds for this purchase.

We have sixteen surveillance cameras throughout the facilities that need to be either upgraded, replaced, or added.



The total of each Panasonic dome camera is \$317.39.

The total is \$5,552.00 including taxes (Exhibit A). We have a budget line item in Reserves for CCTV cameras.

I move to approve the purchase of sixteen Panasonic dome cameras at the cost of, \$5,522.59, Reserve Funds.

EXHIBIT A



1800 Augusta, Suite # 120
Houston, TX 77057
Phone: (512) 853-9411 Fax: (512) 692-6237
www.allcampussecurity.com

Name: **Julie Rodgers**
Company: **Golden Rain Foundation**
Address:
City:
State: **CA**

Confidential Quote

September 10, 2021

***Quote Valid for 30 Days**

Email: julier@lwsb.com
Phone: **(562) 472-1307**

Zip:

Quote Description:

Qty	Description	Unit Price	Total
16	Panasonic WV-S3131L Indoor 3MP Compact Dome, Fixed 2.8mm lens @F2.3, 0 Lux with IR, Super Dynamic Range, H.265/H.264/JPEG, iA (intelligent Auto) MicroSD card slot, 5 year warranty No camera license required with Video Insight 7.0.2.18 or higher VMS software	\$317.39	\$5,078.24

****Sales tax may be added to this purchase****

Submitted by: Chris Powell
cpowell@allcampussecurity.com
(512) 823-0111

SubTotal	\$5,078.24
Freight	Free Ground Shipping
Tax*	\$-
Total	\$5,522.59

www.allcampussecurity.com

Your Active Campus LLC (dba All Campus Security) Purchase Includes:

***Sales and use tax is the responsibility of the purchaser**

Terms:

Confidential Quote

Visa/MC/Amex/Discover

COD Company Check

Return policy:

Computer and equipment / hardware returns may be accepted for 30 days after purchase with unopened box and unblemished packaging, but will be assessed a 25% restocking fee. ALL returns must obtain an (RMA)

Return Merchandise Authorization number by All Campus Security before the return.

IP Camera Software is (NOT) returnable / Shipping charges are not refundable

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Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE (CM)
SUBJECT: APPROVAL OF THE PROPOSED 2022 OPERATING BUDGET
DATE: SEPTEMBER 28, 2021
CC: FILE

At the regularly scheduled meeting of the Finance Committee on September 20, 2021, the Committee duly moved to recommend to the Golden Rain Foundation Board of Directors approval of the proposed 2022 operating budget. See Exhibit A.

I move to approve the proposed 2022 Operating Budget, as presented in Exhibit A.

Golden Rain Foundation

2022 Operating Budget

Major Changes

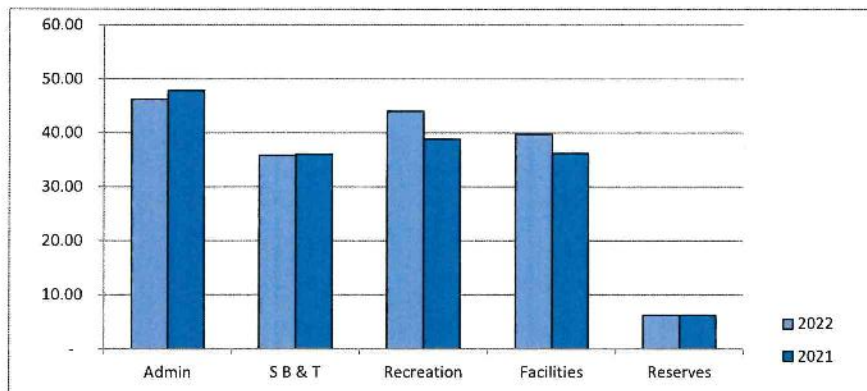
The key factors which have contributed to the increase of annual assessments are as follows:

	Annual	PAPM
2.5 Additional FTEs (Stock Transfer, Communications & IT	\$ 174,403	\$ 2.20
Janitorial Contract (Minimum wage increase & contract provisions)	200,796	2.54
Community Entertainment (Reinstatement of Amphitheater shows)	140,358	1.78
Insurance (Market driven)	155,176	1.96
General expense/revenue +/- across all budget lines	(117,678)	(1.50)
Key Factors	\$ 553,055	\$ 6.98

Total Increase	553,055	6.98
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Golden Rain Foundation
With Monthly Unit Cost Comparison

Dept. Name	Wages & Benefits	Operating Cost	Total Cost	Other Income	Net Trust Cost	2022 Monthly per unit	2021 Monthly per unit	Monthly Change
Administration								
101 Architectural Design & Review	\$ -	\$ 30,720	\$ 30,720	\$ 900	\$ 29,820	\$ 0.38	\$ 3.41	\$ (3.03)
236 News	589,930	383,288	973,218	573,716	399,502	5.04	5.47	(0.43)
320 Human Resources	319,686	70,540	390,226	-	390,226	4.92	4.03	0.89
322 Emergency Preparedness	-	6,186	6,186	-	6,186	0.08	0.31	(0.23)
330 Administration	507,359	848,089	1,355,448	159,682	1,195,766	15.08	15.07	0.01
431 Finance	917,199	289,418	1,206,617	10,918	1,195,699	15.08	14.14	0.94
432 Purchasing	280,595	19,047	299,642	52,200	247,442	3.12	3.03	0.09
439 Resales Office	-	6,292	6,292	650,000	(643,708)	(8.12)	(6.04)	(2.08)
460 Health Care Center	-	-	-	660,000	(660,000)	(8.32)	(8.32)	-
533 Stock Transfer	325,321	106,619	431,940	268,398	163,542	2.06	1.05	1.01
544 Copy & Supply Center	100,697	105,876	206,573	14,376	192,197	2.42	2.28	0.14
545 Mutual Administration	548,707	53,172	601,879	-	601,879	7.59	7.34	0.25
629 Administration Building	-	33,342	33,342	-	33,342	0.42	0.43	(0.01)
655 Building 5	-	39,563	39,563	2,300	37,263	0.47	0.46	0.01
934 Information Technology	221,955	250,679	472,634	1,800	470,834	5.94	5.18	0.76
Total Administration	\$ 3,811,449	\$ 2,242,831	\$ 6,054,280	\$ 2,394,290	\$ 3,659,990	\$ 46.16	\$ 47.85	\$ (1.69)
Security and Transportation								
837 Security	\$ 1,397,458	\$ 870,600	\$ 2,268,058	\$ 3,600	\$ 2,264,458	\$ 28.56	\$ 28.66	\$ (0.10)
838 Bus & Transportation	443,310	134,185	577,495	-	577,495	7.28	7.31	(0.03)
Total Security & Transportation	\$ 1,840,768	\$ 1,004,785	\$ 2,845,553	\$ 3,600	\$ 2,841,953	\$ 35.84	\$ 35.97	\$ (0.13)
Recreation Services								
651 Clubhouse 1	\$ -	\$ 42,666	\$ 42,666	\$ -	\$ 42,666	\$ 0.54	0.52	\$ 0.02
652 Clubhouse 2	-	\$ 41,036	41,036	-	41,036	0.52	0.47	0.05
653 Clubhouse 3	-	\$ 48,656	48,656	-	48,656	0.61	0.62	(0.01)
654 Clubhouse 4	-	\$ 49,305	49,305	-	49,305	0.62	0.61	0.01
656 Clubhouse 6	0	55,489	55,489	36,631	18,858	0.24	0.28	(0.04)
735 Library	284,670	86,293	370,963	6,720	364,243	4.59	4.21	0.38
736 Learning Center	-	7,669	7,669	-	7,669	0.10	0.11	(0.01)
740 Recreation Management	399,877	107,451	507,328	39,709	467,619	5.90	6.10	(0.20)
745 Amphitheater	-	\$ 180,847	180,847	7,992	172,855	2.18	0.22	1.96
746 Golf Course	71,308	\$ 191,672	262,980	-	262,980	3.32	3.30	0.02
747 1.8 Acres	-	\$ 7,869	7,869	-	7,869	0.10	(0.01)	0.11
748 Swimming Pool	97,419	\$ 54,397	151,816	-	151,816	1.91	1.90	0.01
749 Janitorial	-	\$ 1,670,168	1,670,168	1,800	1,668,368	21.04	18.50	2.54
756 Fitness Center	178,720	\$ 4,414	183,134	-	183,134	2.31	2.27	0.04
847 5.5 Acre Storage Area	52,259	\$ 20,819	73,078	73,078	0	-	(0.32)	0.32
Total Recreation	\$ 1,084,253	\$ 2,568,750	\$ 3,653,003	\$ 165,930	\$ 3,487,073	\$ 43.98	\$ 38.77	\$ 5.21
Community Facilities								
574 Service Maintenance	\$ 2,392,193	\$ 121,372	\$ 2,513,565	\$ 1,535,736	\$ 977,829	\$ 12.33	11.64	\$ 0.69
575 Trust Property	370,304	2,870	373,174	-	373,174	4.71	4.77	(0.06)
670 Physical Property Management	1,344,089	38,783	1,382,872	166,500	1,216,372	15.34	14.89	0.45
679 Community Facilities	-	584,701	584,701	-	584,701	7.37	4.84	2.53
Total Property	\$ 4,106,586	\$ 747,726	\$ 4,854,312	\$ 1,702,236	\$ 3,152,076	\$ 39.75	\$ 36.15	\$ 3.61
Reserve Contributions	-	1,250,000	1,250,000	-	1,250,000	15.76	6.31	9.45
Amenities Fees	-	-	-	750,000	(750,000)	(9.45)	0.00	(9.45)
Total Trust Administration Cost	\$ 10,843,056	\$ 7,814,091	\$ 18,657,147	\$ 5,016,056	\$ 13,641,091	\$ 172.03	\$ 165.05	\$ 6.98



Golden Rain Foundation
2022 Operating Budget
By Line Item

Account	Title	2022	2021	PAPM 2022	PAPM 2021	Change	
						Annual	PAPM
Salaries, Wages and Benefits:							
6100000	Salaries and wages	\$ 8,647,978	\$ 8,196,984	\$ 109.06	\$ 103.37	\$ 450,994	\$ 5.69
6101000	Commissions	34,200	30,000	0.43	0.38	4,200	0.05
6140000	Payroll Taxes	676,022	645,431	8.53	8.14	30,591	0.39
6142000	Workers' Compensation	212,715	255,667	2.68	3.22	(42,952)	(0.54)
6143000	Group Insurance - Medical	958,944	893,280	12.09	11.27	65,664	0.82
6143300	Group Insurance - Dental	16,596	19,320	0.21	0.24	(2,724)	(0.03)
6143500	Group Insurance - Vision	10,872	11,904	0.14	0.15	(1,032)	(0.01)
6144000	Retirement Contributions	210,837	176,168	2.66	2.22	34,669	0.44
6145000	Group Insurance - Life, AD & D	34,560	37,428	0.44	0.47	(2,868)	(0.03)
6146000	Long Term Disability	40,332	43,668	0.51	0.55	(3,336)	(0.04)
Total Salaries, Wages and Benefits		\$ 10,843,056	\$ 10,309,850	\$ 136.74	\$ 130.02	\$ 533,206	\$ 6.72
Operating and Fixed Expenses:							
621XXXX	Employee Related Expenses	\$ 86,755	\$ 90,179	\$ 1.09	\$ 1.14	\$ (3,424)	\$ (0.05)
6213100	Agency/Independent Contractors	802,000	822,424	10.11	10.37	(20,424)	(0.26)
6211000	Continuing Education	25,506	19,670	0.32	0.25	5,836	0.07
6214000	Meals & Special Events	42,452	39,258	0.54	0.50	3,194	0.04
6215000	Mileage	9,810	10,202	0.12	0.13	(392)	(0.01)
6217000	Uniforms & Laundry	27,910	27,414	0.35	0.35	496	0.00
6410000	Materials & Supplies	360,608	340,913	4.55	4.30	19,695	0.25
6420100	Electricity	348,539	337,992	4.40	4.26	10,547	0.14
6422000	Telephone	128,408	131,348	1.62	1.66	(2,940)	(0.04)
6424100	Trash	134,400	112,588	1.69	1.42	21,812	0.27
6425100	Natural Gas	29,049	25,539	0.37	0.32	3,510	0.05
6432100	Audit Fees	168,210	155,000	2.12	1.95	13,210	0.18
6434100	Legal Fees	184,500	141,700	2.33	1.79	42,800	0.55
6435100	Bank Service Fees	18,910	17,986	0.24	0.23	924	0.01
6438000	Other Professional Fees	97,785	81,385	1.23	1.03	16,400	0.20
6444000	Equipment Rental	68,968	68,021	0.87	0.86	947	0.01
6471000	Building Repairs & Maintenance	44,134	47,724	0.56	0.60	(3,590)	(0.04)
6472XXX	Equipment Repairs & Maintenance	87,574	102,730	1.10	1.30	(15,156)	(0.20)
6473000	Hazardous Material Disposal	6,000	4,800	0.08	0.06	1,200	0.02
6474100	Janitorial	1,629,468	1,428,672	20.55	18.02	200,796	2.54
6475100	Landscape Maintenance	344,024	433,524	4.34	5.47	(89,500)	(1.13)
6476000	Sewer Maintenance	47,000	43,177	0.59	0.54	3,823	0.05
6476500	Street Repair and Maintenance	30,000	30,000	0.38	0.38	0	0.00
6477210	Pest Control	20,106	20,328	0.25	0.26	(222)	(0.01)
6478000	Service Contracts	61,658	55,018	0.78	0.69	6,640	0.09
6481000	Computer Maintenance & Software	110,314	116,871	1.39	1.47	(6,557)	(0.08)
6481500	Community Entertainment	266,706	105,910	3.36	1.34	160,796	2.02
6482000	Dues & Membership Fees	15,287	16,560	0.19	0.21	(1,273)	(0.02)
6482500	Election Expense	40,131	65,000	0.51	0.82	(24,869)	(0.31)
6483XXX	Vehicle Fuel	91,316	77,643	1.15	0.98	13,673	0.17
6483201	Annual Mailouts	11,640	12,740	0.15	0.16	(1,100)	(0.01)
6483500	Newspaper Distribution	120,020	124,800	1.51	1.57	(4,780)	(0.06)
64835XX	Printing	193,800	250,200	2.44	3.16	(56,400)	(0.72)
6484000	Permits & Licenses	40,042	48,455	0.50	0.61	(8,413)	(0.11)

Golden Rain Foundation							
2022 Operating Budget							
By Line Item							
Account	Title	2022	2021	PAPM 2022	PAPM 2021	Change Annual	PAPM
Operating and Fixed Expenses: (continued)							
6484500	Postage	34,500	31,500	0.44	0.40	3,000	0.04
6485500	Record Retention	2,934	2,760	0.04	0.03	174	0.01
6710001	OC User Fees	48,335	48,335	0.61	0.61	0	0.00
6721000	Federal & State Income tax	0	18,895	0.00	0.24	(18,895)	(0.24)
6731000	Property & Liability Insurance	775,959	635,601	9.79	8.02	140,358	1.78
6731001	Insurance - Other	2,174	2,174	0.03	0.03	0	0.00
6910000	Uncollectible & Misc Writeoffs	7,160	9,165	0.09	0.12	(2,005)	(0.03)
8161000	Replacement Reserve Funding	1,250,000	500,000	15.76	6.31	750,000	9.45
Total Operating and Fixed Expense		\$ 7,814,091	\$ 6,654,200	\$ 98.54	\$ 83.94	\$ 1,159,891	\$ 14.62
Total Cost of Trust Administration							
	Before Other Sources of Income	\$ 18,657,147	\$ 16,964,050	\$ 235.28	\$ 213.93	\$ 1,693,097	\$ 21.34
Other Income Sources:							
5330000	Mutual Management Fee	\$ 44,400	\$ 44,400	\$ 0.56	\$ 0.56	\$ -	\$ -
5345000	Certificate Prep Fees	224,748	188,100	2.83	2.37	36,648	0.46
5351100	Parking Fines	3,600	6,000	0.05	0.08	(2,400)	(0.03)
5380332	Trust processing fee	32,100	32,100	0.40	0.40	0	0.00
5385000	Permit Fees & Misc. Income	399,593	368,407	5.04	4.65	31,186	0.39
5891000	SRO Labor Costs Recovery	1,535,736	1,496,391	19.37	18.87	39,345	0.50
5395000	Rental Charges & Other Fees	72,641	70,760	0.92	0.89	1,881	0.03
5395000	Resales Office Rent	650,000	484,900	8.20	6.12	165,100	2.08
5395000	Health Care Center Rent	660,000	660,000	8.32	8.32	0	0.00
5395005	Locker User Fees	1,500	1,500	0.02	0.02	0	0.00
5396000	Taxable Other Income	0	1,800	0.00	0.02	(1,800)	(0.02)
5396100	Taxable Other Income - STI	78,000	36,000	0.98	0.45	42,000	0.53
5731500	Advertising	553,600	467,340	6.98	5.89	86,260	1.09
5397100	Interest	17,416	80,078	0.22	1.01	(62,662)	(0.79)
5398000	Interest Income Allocation	(10,378)	(64,902)	(0.13)	(0.82)	54,524	0.69
5540000	Discounts	3,100	3,140	0.04	0.04	(40)	0.00
5999000	Amenities Fees	750,000	-	9.46	0.00	750,000	9.46
Total Income From Other Sources		\$ 5,016,056	\$ 3,876,014	\$ 63.26	\$ 48.88	\$ 1,140,042	\$ 14.39
Net Cost of Trust Administration							
		\$ 13,641,091	\$ 13,088,036	\$ 172.03	165.05	\$ 553,055	\$ 6.98
		2022	2021	Change			
FTEs		159.50	156.33	3.17			

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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: GRF ADMINISTRATION COMMITTEE
SUBJECT: AMEND 30-5026-3 GRF ELECTION OF OFFICERS
DATE: SEPTEMBER 17, 2021
CC: FILE

At the September 2, 2021, GRF Administration Committee, the Committee moved to recommend the GRF Board of Directors, to amend 30-5026-3 GRF Election of Officers.

I move to amend 30-5026-3 GRF Election of Officers, adding the ineligibility to be an officer of the Board, if convicted of a financial crime, as presented.



GRF ADMINISTRATION 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).

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	<u>Comm.Name Chg: 24 Aug 21</u>

Keywords: Executive GRF Election Officers GRF Board
Administration
Committee

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Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION COMMITTEE
SUBJECT: AMEND 50-1670-4 LEISURE WORLD BUYING AND SELLING HANDOUT
DATE: SEPTEMBER 28, 2021
CC: FILE

At the August 24, 2021, GRF Board of Directors meeting, the Board moved to bring back the original document of 50-1670-4 Leisure World Buying and Selling Handout, to the next schedule meeting, September 28, 2021.

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



CURRENT

SEAL BEACH LEISURE WORLD BUYING AND SELLING HANDOUT

Golden Rain Foundation
April 10, 2019

INTRODUCTION



Seal Beach Leisure World

(SBLW) 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.

LISTING A SEAL BEACH LEISURE WORLD UNIT



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. The NOI may be obtained from the escrow company. The NOI is valid for 180 days.

1.2. 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.

1.3. After the President 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. A set of keys for all unit doors, patio and carport storage units are required to be submitted with the PLI Report Form.

This authorizes the PLI.

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

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



2. PRE-LISTING INSPECTION (PLI)

This process identifies repairs that the seller is responsible for completing prior to the close of Escrow.

- 2.1.** Pre-listing inspections differ from Mutual to Mutual.
- 2.2.** When the inspection is completed the PLI is sent to the escrow company for the signature of the seller.

3. LOCK BOX AND FOR SALE SIGN

Realtor's lock box and for sale sign may not be installed before:

- 3.1.** NOI completed and signed by Mutual President
- 3.2.** The PLI is completed.

4. SHOWING PROPERTY

- 4.1.** No previewing
- 4.2.** Open Houses are NOT permitted
- 4.3.** Property may be shown only after NOI and PLI are completed.



BUYING OR SELLING A SEAL BEACH LEISURE WORLD UNIT

1. ESCROW PROCESS

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

1.2. If the required work has not been completed by the seller, the inspector contracts and schedules the work to be completed prior to the close of escrow. **The seller can no longer do any repairs.**

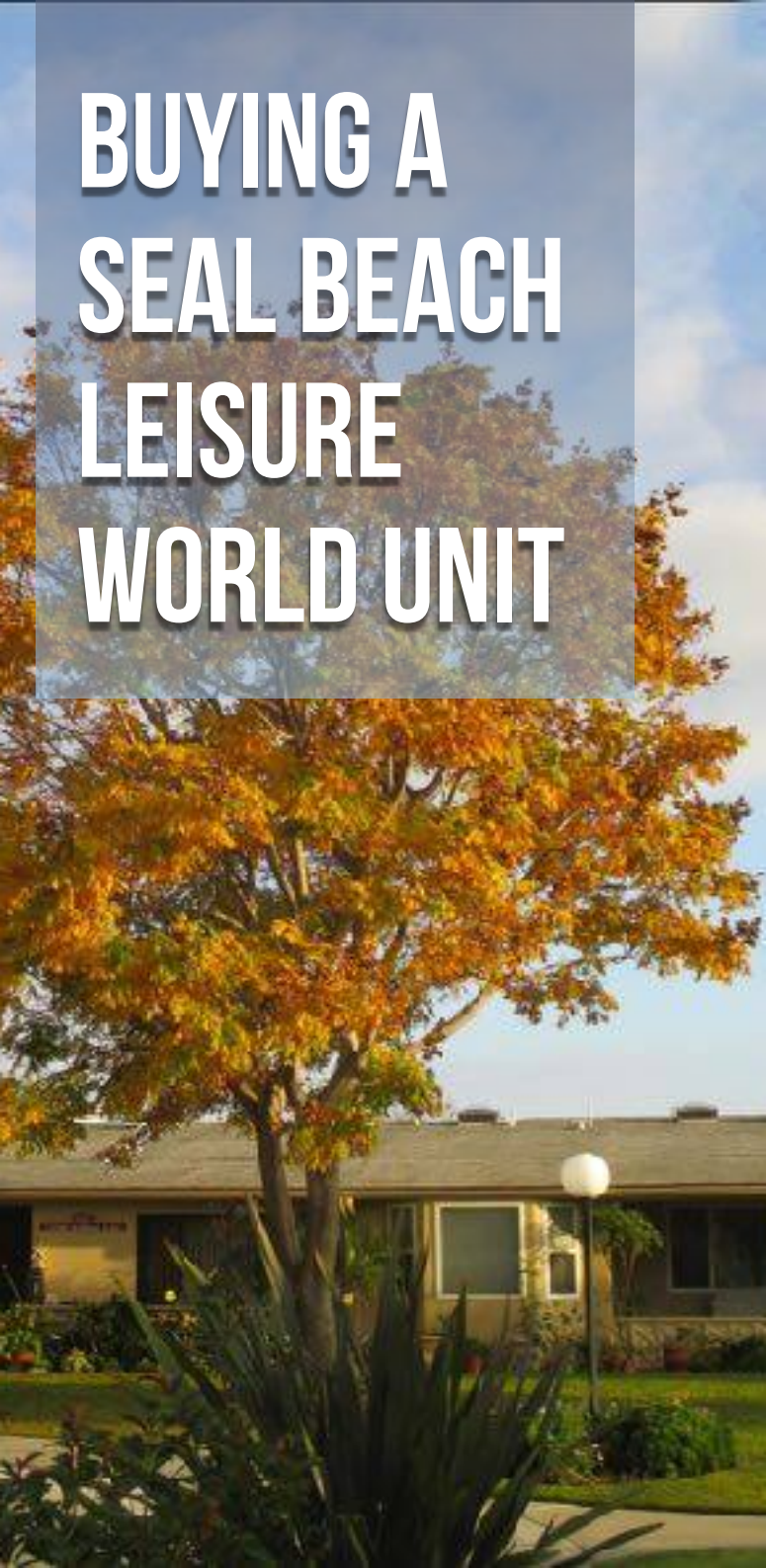
1.3. The cost will be deducted from the seller's Repair Deposit (RD). The RD amount varies from Mutual to Mutual.

2. CLOSE OF ESCROW:

Seller's costs for required repairs are compiled and sent to the Golden Rain Foundation 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.

3. SALE BY TRUST OR ESTATE:

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



BUYING A SEAL BEACH LEISURE WORLD UNIT

1. BUYER QUALIFICATIONS:

- 1.1. 55 years of age or older (some exceptions)
- 1.2. Meet financial requirements (these vary from Mutual to Mutual)
- 1.3. Each person pays a one-time, non-refundable, Amenities fee to Golden Rain Foundation (GRF) for use of Trust property.

Link to GRF Amenities Fee:

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

- 1.4. For current eligibility requirements, fees and monthly assessments visit www.lwsb.com website. Check under each Mutual for eligibility requirements. See Page 8.

2. UNITS IN MUTUALS 1-12 AND 14-16:

- 2.1. Buyer is purchasing a share of stock in a Stock Cooperative with rights of occupancy in that unit. **Buyer owns stock, not the unit.**
- 2.2. This purchase is cash only. No mortgage is permitted.
- 2.3. Buyer becomes a stockholder, not an owner.

3. UNITS IN MUTUAL 17:

- 3.1. Buyer is purchasing a condominium (Grant Deed).
- 3.2. Mortgages are permitted.
- 3.3. Buyer becomes the owner of the unit.



4. FINANCIAL QUALIFICATION PROCESS:

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

4.2. Mutual Financial Qualification Requirements Policy is located on lwsb.com (Policy 7510).

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

5. BUYER ORIENTATION MEETING:

5.1. A Buyer Orientation is required at least 10 business days prior to the close of Escrow.

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

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

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

5.5. Mutual 6 requires check for orientation fee prior to the meeting.

6. COMPARISON CHART:

See attached table for additional comparisons of Stock Cooperatives and Condominiums.



MUTUAL ELIGIBILITY REQUIREMENT POLICIES. [WWW.LWSB.COM](http://www.lwsb.com)

[7510.01 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](#)

[7510.08 Eligibility Requirements MU 08](#)

[7510.09 Eligibility Requirements MU 09](#)

[7510.10 Eligibility Requirements MU 10](#)

[7510.11 Eligibility Requirements MU 11](#)

[7510.12 Eligibility Requirements MU 12](#)

[7510.14 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/>

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.	You own the Condominium (Grant Deed issued)
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 an approved building
No lease or rental allowed	Lease is allowed with restrictions
SIMILARITIES	
<p>Each unit is all electric.</p> <p>No gas is available.</p> <p>Visitor limited to maximum of 60 days, per 12 month period.</p> <p>Mutual approval required for improvements.</p> <p>Must use GRF vetted contractors.</p> <p>Permits required for most work.</p> <p>One-time, non-refundable amenities fee.</p> <p>Pets allowed, with some restrictions.</p> <p>Co-Occupants must be approved by Mutual.</p>	

STOCK TRANSFER

Leisure World Seal Beach Buying and Selling Handout



DRAFT Pending Approval



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

138 2.5.3. Buyer becomes a stockholder, not an owner.

139
140 **2.6. Units in Mutual 17**

141 2.6.1. Buyer is purchasing a condominium (Grant Deed).

142 2.6.2. Mortgages are permitted.

143 2.6.3. Buyer becomes the owner of the unit.

144
145 **2.7. Financial Qualification Process**

146 2.7.1. Mutual Boards have sole authority to set and change Mutual
147 Financial Qualification Requirements.

148 2.7.2. Mutual Financial Qualification Requirements Policy is located on
149 www.lwsb.com (Policy 7510). This is also found in Mutual Policies.
150 See page 6.

151 2.7.3. Stock Transfer Office will verify financial qualification packet for
152 compliance with Mutual Policy. The Stock Transfer Office has **no**
153 **authority to approve applications that do not comply with**
154 **Mutual Policy.**

155
156 **2.8. Buyer Orientation Meeting**

157 2.8.1. A Buyer Orientation is required at least 10 business days prior to the
158 close of escrow. Agents may **not** attend.

159 2.8.2. The meeting is generally conducted by the Mutual President and/or a
160 Mutual Director with the buyer and Mutual Building Inspector in
161 attendance.

162 2.8.3. The meeting includes a review of the PLI report, Mutual rules and
163 expectations.

164 2.8.4. The meeting will take approximately 1 to 2 hours.

165 2.8.5. Several Mutuals require a fee for the New Buyer Orientation prior to
166 the meeting. A check must be submitted made out to the Mutual prior
167 to the meeting.

168
169 **2.9. Comparison Chart**

170 See attached table on page 7 for additional comparisons of Stock Cooperative
171 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

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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 50-1672-4 PROPERTY AND LIABILITY INSURANCE INFORMATION BOOK
DATE: SEPTEMBER 17, 2021
CC: FILE

At the September 13, 2021, Mutual Administration Committee meeting, the Committee moved to recommend the GRF Board of Directors amend 50-1672-4 Property and Liability Insurance Information Book.

I move to amend 50-1672-4 Property and Liability Insurance Information Book, updating the language under, Property and Liability Insurance Information, as presented.

STOCK TRANSFER

Property & Liability Insurance Information



Fire



Natural Disaster



Water Damage



Theft

Insurance is Your Responsibility.

Information About Insurance Every LW Resident/Shareholder Should Know.

If it is determined that you are the cause of a fire or water damage resulting in large scale serious damage to your co-op or condo or your neighbor's co-op or condo or to the structure of the building or surrounding buildings and common areas, you may be held financially responsible for those losses.

Your Mutual Master Policy covers your Mutual buildings along with all common areas.

Mutual insurance does not cover:

1. Your personal liability in the event you become legally liable for causing bodily injury and/or property damage to another person;
2. Any earthquake damages;
3. Your personal belongings;
4. Non-standard property inside the walls of your condo or co-op, including the nonstructural upgrades, alterations and/or interior or exterior improvements of your co-op, or condo. These include but are not limited to upgraded doors, double-pane windows, flooring, window treatments, granite countertops, appliances, air conditioning, heat pumps, etc.
5. Liability arising out of automobile accidents.

Shareholders in a co-op face similar insurance risks as homeowners, but their insurance needs are somewhat different in that they are only responsible for the nonstandard property upgrades, alterations and/or interior improvements of their units. Insurance companies do not have policies that are specifically designed for co-ops, so the best fit for your co-op is what is called an HO-6 condo policy. This policy is broad enough to provide the coverage you will need to safeguard the personal property and interior items that are your responsibility, along with your personal liability.



STOCK TRANSFER

Property & Liability Insurance Information

Protect yourself and others by maintaining HO-6 liability insurance on your apartment

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.

The Mutual Insurance Deductible is \$50,000.00

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 would incur to live elsewhere, until such time as your co-op or condo is again habitable.

Failure to maintain insurance on your unit may leave you legally liable for damages you or your guests may cause

In the event you (or the previous owner) expanded your co-op and everything was properly permitted, the expansion becomes part of the Mutual buildings and in the event of a covered loss your unit would be re-built by the Mutual's insurance according to standard building materials only. You would be responsible for any non-standard, non-structural items within the expansion, including but not limited to upgraded doors, bay windows, triple-pane windows, flooring, window treatments, granite countertops, appliances, air conditioning, heat pumps, etc. It is important you advise your insurance agent if your unit contains these types of upgrades and/or alterations.

It is important that you advise your insurance agent of any upgrades and/or alterations to your co-op or condo

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).

Practice fire safety. Stove-top fires can be deadly and devastating to the people involved, as
(Aug 21)

GOLDEN RAIN FOUNDATION Seal Beach, California



STOCK TRANSFER

Property & Liability Insurance Information

well as very costly. A pot or pan left carelessly on an active burner can cause damage to an entire building and its surroundings.

Your personal liability is also a standard component within an HO-6 policy. This 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 or damage to their property. Examples of loss could include a person (s) injured inside your home, dog bites, golf cart accidents, etc. Any costs an insurance company would pay in the event of covered cause of loss would only be up to the policy limit you chose.

Many of the more expensive items a resident owns can have limited coverage under a standard HO-6 policy. If you have such items they should be scheduled within a "Personal Article Floater" to ensure you are properly insured. These items include jewelry, furs, expensive cameras, golf equipment, fine arts, collections, computer equipment, etc.

To ensure you are properly compensated for your damaged items you should keep an inventory of all your personal belongings, and those should be sent to your agent. Many insurance companies offer a "household inventory" form that will enable you to list items of concern along with the purchase dates and original costs. Pictures should also be taken of each valuable item along with each room, including closets, open drawers, and carport storage cabinets that contain items you would want replaced in the event of a loss. Pictures and receipts of major items should be sent to your insurance agent and be kept in a fireproof safe or an offsite location.

The best advice is to consult with a professional insurance agent that is knowledgeable about you and your co-op or condo to ensure that you are sufficiently prepared in the event of a loss or disaster.

Automobile Liability Insurance is purchased separately from the HO-6 and can also be purchased through your insurance agent.

Please note that this is not a professional opinion regarding insurance. Any questions or concerns should be referred to the opinion of a licensed insurance agent or carrier.

Document History

Reviewed: 14 Jul 21	Reviewed: 9 Aug 21	<u>Reviewed:</u>	<u>13 Sep 21</u>
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Keywords: Stock Transfer	Property and Liability Insurance	Property	Liability	Insurance
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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: PHYSICAL PROPERTY COMMITTEE
SUBJECT: CAPITAL FUNDING REQUEST - HAND RAILING ADMINISTRATION BUILDING
DATE: SEPTEMBER 20, 2021
CC: FILE

It has been recommended to bring the railings in front of the Administration Building into compliance and better serve the needs of its members. The Physical Property Committee (PPC) asked staff to obtain the opinion of ADA Inspection Plus to provide a railing plan based on code and usage of the area. The PPC approved the plan from ADA Inspection Plus dated May 5, 2021, and asked staff to send out an RPF for this project. Cost is as follows:

MJ Jurado	\$37,400
City Wide Construction	\$43,000



Existing



Proposed

At the September 1, 2021, the Physical Property Committee meeting, the Committee reviewed cost and contractors for this task and duly moved and recommended the Board to award a contract to MJ Jurado for the changes proposed by ADA Inspection Plus, dated May 5, 2021, for the Administration Building at the cost of \$37,400.00 and adding a contingency of \$1,000 for a total cost, not to exceed \$38,400.00, after review by the Finance Committee.

At the September 20, 2021, Finance Committee meeting, the Committee has determined the sufficient Capital Funding in the amount of \$38,400.00 are available. The Finance Committee placed a temporary hold on these funds pending a Board action to release the funds for this project.

I move to award a contract to MJ Jurado for the changes proposed by ADA Inspection Plus, dated May 5, 2021, at the Administration Building for a cost of \$37,400 and adding a contingency of \$1,000 for a total cost not to exceed \$38,400.00, Capital Funds and authorize the President to sign the contract.

MJ JURADO INC.
General Engineering Contractor

General Engineering Contractor
Lic#950958 CL#A

BID PROPOSAL and CONTRACT

Date 8/21/2021

Location ADMINISTRATION BUILDING

HANDRAILING - PROJECT.

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

PRICES BASED ON	SACK TYPE	CONCRETE	VALID TO
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37,400 00

By

109

GENERAL NOTES:

EXTERIOR IMPROVEMENTS ONLY

- THIS ADA REMEDIATION PLAN IS BASED ON RECOMMENDATION BY ADA INSPECTION PLUS, LLC FOR ALTERATION AND/OR MODIFICATION TO REMOVE ARCHITECTURAL BARRIERS AND/OR REQUIREMENTS FOR NEW CONSTRUCTION WITH THE INTENT TO ACHIEVE TO APPLICABLE ACCESSIBILITY CODES AND REQUIREMENTS SET FORTH IN THE 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN (VANDAS) AND TITLE 24 / 2019 CALIFORNIA BUILDING CODE, CHAPTER 11B ADA INSPECTION PLUS, LLC IS NOT A LICENSED ARCHITECT OR ENGINEER. ALL DESIGNS BASED ON CURRENT ACCESSIBILITY CODES.
- IT IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS INCLUDING BUT NOT LIMITED TO PERMITS AND RELATED DOCUMENTS IF APPLICABLE.
- ADAP IS NOT AND WILL NOT BE RESPONSIBLE FOR CONTRACTORS TO MEET FULL COMPLIANCE OF ELEMENTS BEING ALTERED OR MODIFIED DUE TO CONSTRUCTION DEFECTS.
- CONTRACTOR SHALL NOTIFY OWNER AND ADAP OF ANY DISCREPANCIES BETWEEN ACTUAL EXISTING CONDITIONS AND THESE PLANS. NOTIFICATION SHALL BE GIVEN PRIOR TO CONSTRUCTION FOR REVISIONS OR CLARIFICATIONS.
- PLANS SHALL BE SUBMITTED TO AGENCIES ON ARCH D (36" X 24") IN SIZE.
- ALL GRADE AND DIMENSIONS SHOWN ON PLANS SHALL BE FIELD VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION MODIFICATIONS WITH OWNER OR MANAGER OF FACILITY.
- UNDERGROUND UTILITIES ARE NOT KNOWN AT THIS FACILITY AND IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY UNDERGROUND SERVICE ALERT @ 811 PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
- ALL FINISHES SHALL MATCH EXISTING UNLESS OTHERWISE NOTED ON THE PLANS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO STRIKE STANDARD PARKING SPACES IN ACCORDANCE WITH THE LOCAL JURISDICTIONAL AUTHORITY REQUIREMENTS FOR (SINGLE OR DOUBLE LINES).
- CONTRACTOR SHALL PROVIDE POSITIVE DRAINAGE FLOW AND PREVENT STANDING WATER AT NEW CONSTRUCTION AND JOINING EXISTING CONDITIONS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REPAIR, REPLACE, OR RELOCATE IRRIGATION IN LANDSCAPE AREAS ARE AFFECTED. IRRIGATION COVERAGE SHALL BE PROVIDED AND COMPLETE IN ALL LANDSCAPE AREAS AFFECTED.
- THE CONTRACTOR SHALL USE BMP'S (BEST MANAGEMENT PRACTICES) TO PREVENT DISCHARGE OF CONTAMINANTS FROM ENTERING DRAINS OR OTHER WATERWAYS. CONTRACTOR SHALL REMOVE ANY CONCRETE SEGMENT ON EXISTING SURFACES THE SAME DAY WORK WAS PERFORMED.

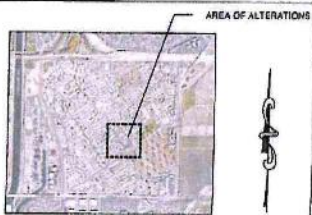
FACILITY PARKING STATISTICS

(a) EXISTING OVERALL PARKING SPACES PROVIDED	18
(b) ACCESSIBLE PARKING PROVIDED	1
POST ALTERATIONS OVERALL PARKING PROVIDED	18
POST ALTERATIONS ACCESSIBLE PARKING PROVIDED	10/14
MINIMUM ACCESSIBLE PARKING REQUIRED BY CODE	
VANDAS ACCESSIBLE - 1	
ADA ACCESSIBLE - 8	
OCCUPANCY GROUP - M	

TABLE 11B-2042 PARKING SPACES

NUMBER OF SPACES PROVIDED	MINIMUM NUMBER OF SPACES PROVIDED
1-10	1
11-20	2
21-30	3
31-40	4
41-50	5
51-60	6
61-70	7
71-80	8
81-90	9
91-100	10
101-150	2 percent of total
151-200	2 percent of total
201-250	2 percent of total
251-300	2 percent of total
301-350	2 percent of total
351-400	2 percent of total
401-450	2 percent of total
451-500	2 percent of total
501-550	2 percent of total
551-600	2 percent of total
601-650	2 percent of total
651-700	2 percent of total
701-750	2 percent of total
751-800	2 percent of total
801-850	2 percent of total
851-900	2 percent of total
901-950	2 percent of total
951-1000	2 percent of total
1001 and over	2 percent of total

VICINITY / LOCATION MAPS (N7S)



- DETAIL SYMBOL
KEY NOTE SYMBOL
DETAIL ENLARGED AREA SYMBOL
ACCESSIBLE ROUTE SYMBOL
PROPERTY LINE SYMBOL
EXISTING
NEW
TOP OF CURB
FLOW LINE
FINISH ELEVATION
PROTECT IN PLACE



PROJECT DATA

SCOPE OF WORK:

THIS PLAN PROVIDES UPGRADES FOR VOLUNTARY ACCESSIBILITY BY REMOVING ARCHITECTURAL BARRIERS FOR THE PURPOSE OF PROVIDING EQUAL ACCESS FOR PERSONS WITH DISABILITIES IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990 (ADA).
ALTERATIONS (WHERE APPLICABLE) SHALL CONSIST OF PARKING, SITE ACCESS FROM PUBLIC WAY, ACCESSIBLE ROUTES TO ENTRANCE, AND ENTRY DOOR LANINGZING ONLY.
EXTERIOR ALTERATIONS ONLY.

CALIFORNIA CODE REQUIREMENTS:

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADHERE TO ALL CALIFORNIA CODE REGULATIONS.
ALL CONSTRUCTION SHALL MEET OR EXCEED THE CURRENT CALIFORNIA BUILDING CODES AT THE TIME OF CONSTRUCTION.

INCLUDING BUT NOT LIMITED TO:
CURRENT CODES: (TITLE 24, CBC)

- CALIFORNIA BUILDING CODE 2019
- CALIFORNIA PLUMBING CODE 2019
- CALIFORNIA ELECTRICAL CODE 2019
- CALIFORNIA MECHANICAL CODE 2019
- CALIFORNIA FIRE CODE 2019
- CALIFORNIA ENERGY CODE 2019

ADA STANDARDS FOR ACCESSIBLE DESIGN 2010

THE MOST STRINGENT CODE FROM THE 2010 CBC (11B) AND THE ADAS 2010 SHALL BE USED.

ALL CONCRETE SHALL BE 2000 MINIMUM PSI

CODE REQUIREMENTS

THE REMEDIATION PLAN IS FOR RECOMMENDATIONS BASED ON VARIATIONS DETERMINED FOR ACCESSIBILITY CODES AND REGULATIONS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO MEET ALL APPLICABLE CODES AND REGULATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL GOVERNMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL GOVERNMENTS.

ALL MODIFICATIONS AND ALTERATIONS SHALL MEET 2010 ADA STANDARDS FOR ACCESSIBLE DESIGN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL GOVERNMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL GOVERNMENTS.

AT LEAST ONE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE REMEDIATION OF THE SITE. THE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE REMEDIATION OF THE SITE. THE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE REMEDIATION OF THE SITE. THE ACCESSIBLE ROUTE SHALL BE PROVIDED WITHIN THE REMEDIATION OF THE SITE.

PROVIDE CONVIANT WALKWAY FOR ACCESSIBLE ROUTES WITH 48" MINIMUM WIDTH, 1/4" SLOPE OR LESS CROSS SLOPE, A 1/4" SLOPE ON LEAST PARKING SPACES. 118-108.1 MINIMUM WIDTHS: 24' FOR CARS, 30' FOR TRUCKS, 36' FOR BUSES. 118-108.2 MINIMUM WIDTHS: 24' FOR CARS, 30' FOR TRUCKS, 36' FOR BUSES. 118-108.3 MINIMUM WIDTHS: 24' FOR CARS, 30' FOR TRUCKS, 36' FOR BUSES.

LEVEL LANDSCAPE 48" BY THE WIDTH OF THE REMEDIATION. PROVIDE 1/4" SLOPE ON LEAST PARKING SPACES. 118-108.1 MINIMUM WIDTHS: 24' FOR CARS, 30' FOR TRUCKS, 36' FOR BUSES. 118-108.2 MINIMUM WIDTHS: 24' FOR CARS, 30' FOR TRUCKS, 36' FOR BUSES. 118-108.3 MINIMUM WIDTHS: 24' FOR CARS, 30' FOR TRUCKS, 36' FOR BUSES.

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ADA Inspection Plus, LLC
P.O. Box 128
Gold Run, CA 95717
916-732-1600
RDA@RENTMEDICAL.COM



ACCESSIBILITY
IMPROVEMENT
PLANS
EXTERIOR
IMPROVEMENTS ONLY

PLANS PREPARED BY:
RON JOHNSON, CAG 344
ADA INSPECTION PLUS, LLC

CLIENT INFORMATION:
GOLDEN RAIN FOUNDATION
BOX 2089, SEAL BEACH, CA
92704

PROJECT NAME:
Rolling Improvement Plan

PROJECT ADDRESS:

PROPERTY INFORMATION:
LEISURE WORLD SEAL BEACH
ADAP FACILITY
92704

PROJECT #: ADAP_Design 5.21.016

SHEET INDEX
A1 - TITLE SHEET
A2 - IMPROVEMENT PLAN

NO. 45 NOTED	DATE
1/2/2021	
NO.	REVISION/DESCRIPTION



UNDERGROUND SERVICE ALERT
CALL TOLL FREE
8-1-1
TWO WORKING DAYS
BEFORE YOU DIG
CALL 811 BEFORE
YOU DIG



ACCESSIBILITY
IMPROVEMENT
PLANS
EXTERIOR
IMPROVEMENTS ONLY

PLANS PREPARED BY
RON JOHNSON, CASp 344
ADA INSPECTION PLUS, LLC

Ron Johnson

CLIENT INFORMATION:
GOLDEN RAIN FOUNDATION
BOX 2069, SEAL BEACH, CA
90740

PROJECT NAME:
Rolling Improvement Plan

PROJECT ADDRESS:

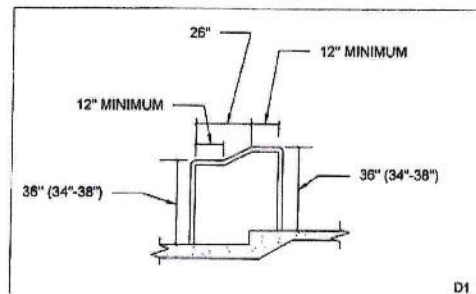
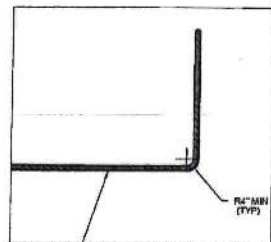
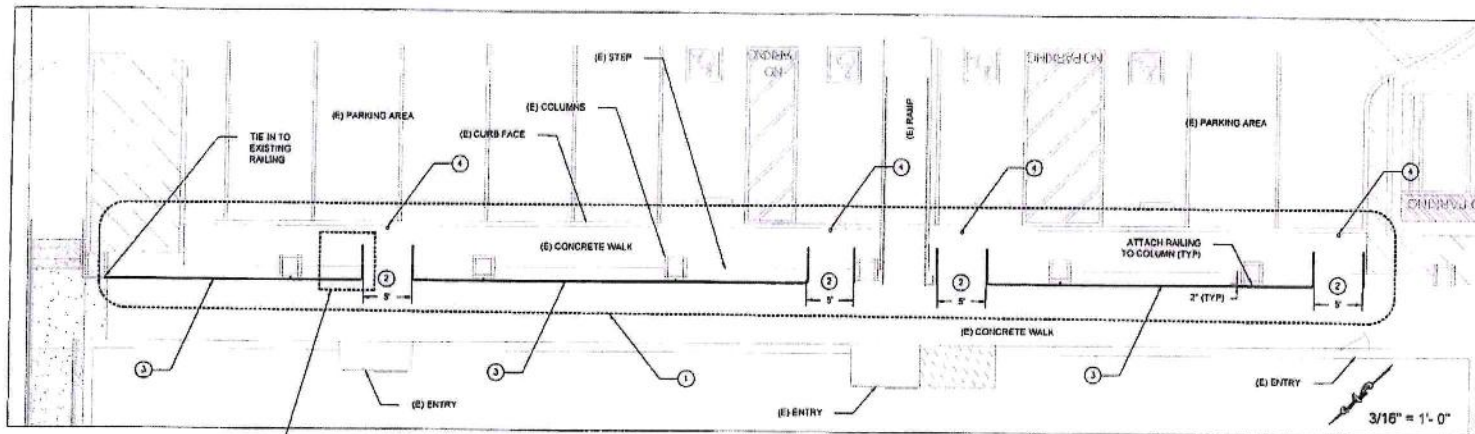
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LEISURE WORLD SEAL BEACH
ADMIN FACILITY
90740

PROJECT #: ADAP_Design 5.21.018

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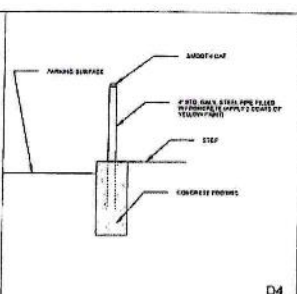
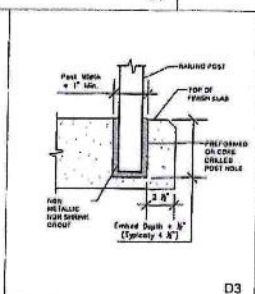
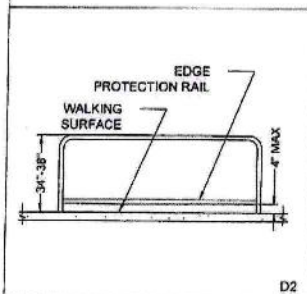
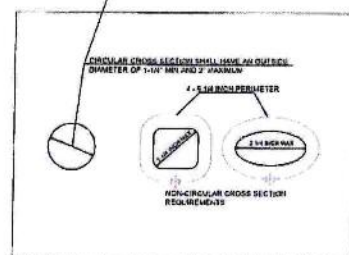
A1 - TITLE SHEET
A2 - IMPROVEMENT PLAN

AS NOTED	REV
1/8/2021	A2
DATE	REVISION/REASON



CONSTRUCTION NOTES

1. REMOVE ALL EXISTING STAIR RAILING AND PATCH HOLES TO THE SATISFACTION OF PROPERTY OWNER.
2. INSTALL STAIR HAND RAILING PER (DETAIL D1 & D3). RETURN ALL RAILING TO THE GROUND SURFACE AS SHOWN.
3. INSTALL EDGE PROTECTION RAILING PER (DETAIL D2 & D3).
4. INSTALL 4\"/>



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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: PHYSICAL PROPERTY COMMITTEE
SUBJECT: AMEND 60-5130-3 COMMITTEE CHARTER
DATE: SEPTEMBER 17, 2021
CC: FILE

At the September 1, 2021, Physical Property meeting, the Committee moved to recommend the GRF Board of Directors amend 60-5130-3 Committee Charter.

I move to amend 60-5130-3 Committee Charter, updating document language, updating the cost center numbers and adding cost center 575 Trust Property Labor, as presented.



PHYSICAL PROPERTY

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 Physical Property Committee (PPC) and grants to the Committee authority specifically stated within the GRF governing documents.

In accordance with Article VIII 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 operations of the Physical Property and Service Maintenance for Trust Property Departments.

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;
- 3.2. Publish an agenda four (4) days in advance of the Committee meeting;
- 3.3. The Chair shall, with the approval of the Committee, appoint a Vice-Chair;
- 3.4. Review monthly staff report formats to be included in the monthly agenda;
- 3.5. Meet with the PPC staff at least monthly or whenever such meetings are deemed necessary, unless canceled by the Chair;
- 3.6. Review monthly budget comparison for cost centers 670 (Physical Property), and 679 (Community Facilities), and 575 Trust Property Labor;
- 3.7. Committee responsibilities include but are not limited to: all community infrastructure and related areas.
- 3.8. Analyze requests from various sources within the community that are within the purview of the BOD;
- 3.9. Oversee services provided to the GRF and Mutual Corporations in the areas of Service Maintenance, Trust Property and Inspection;
- 3.10. Act as coordinating committee on construction and service bids;
- 3.11. Assist the BOD in understanding the compliance with any contracts relating to PPC;
- 3.12. Quarterly review of all contracts related to the PPC.
- 3.13. Initial approval and recommendation to the Finance Committee of the annual budget for cost centers 670 (Physical Property), and 679 (Community Facilities) including Capital requests and upcoming Reserve replacements;



PHYSICAL PROPERTY

Committee Charter

- 3.14. Review policies for cost centers 670 (Physical Property), and 679 (Community Facilities). Send recommended changes to the BOD for approval no later than the May meeting; and
- 3.15. Chair must furnish a report at the GRF Annual meeting.

4. LIMITATIONS:

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

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

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

Document History

Adopted:	11 Jul 69	Amended:	15 Dec 76	Amended:	15 Oct 85
Amended:	15 Jul 86	Amended:	19 Mar 96	Amended:	15 Mar 11
Amended:	21 Jun 16	Amended:	23 May 17	Amended:	23 Jul 19
Amended:	04 Sep 19	Amended:	24 Nov 20	Amended:	30 Apr 21

Keywords: Charter Physical
Property

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RECREATION COMMITTEE
SUBJECT: REQUEST CLUBHOUSE THREE SEWING ROOM, RENOVATION, ENHANCEMENT AND EQUIPMENT REPLACEMENTS (RESERVE AND CAPITAL FUNDING)
DATE: SEPTEMBER 1, 2021
CC: FILE

At the August 30, 2021, meeting of the Recreation Committee, the Committee reviewed the proposed replacements and building enhancement to Trust property identified as Clubhouse Three, sewing room (project details attached), and duly moved and approved to recommend to the Board the proposed renovation, enhance and the replacement of Trust property asset and/or components of such assets.

At the September 20, 2021, meeting of the Finance Committee it has determined the Reserve Funds, in the amount of \$47,410 and the Capital Funds, in the amount of \$22,000, are available and have directed the Director of Finance to place a temporary hold on these funds, pending Board action on the proposed Project.

I move to approve the renovation, enhancement, and the replacement of Trust property assets and/or components of such assets of the project identified as the Clubhouse Three, Sewing room, in the amounts of:

- Reserve Funds, in the amount of \$47,410.
- Capital Funds, in the amount of \$22,000.

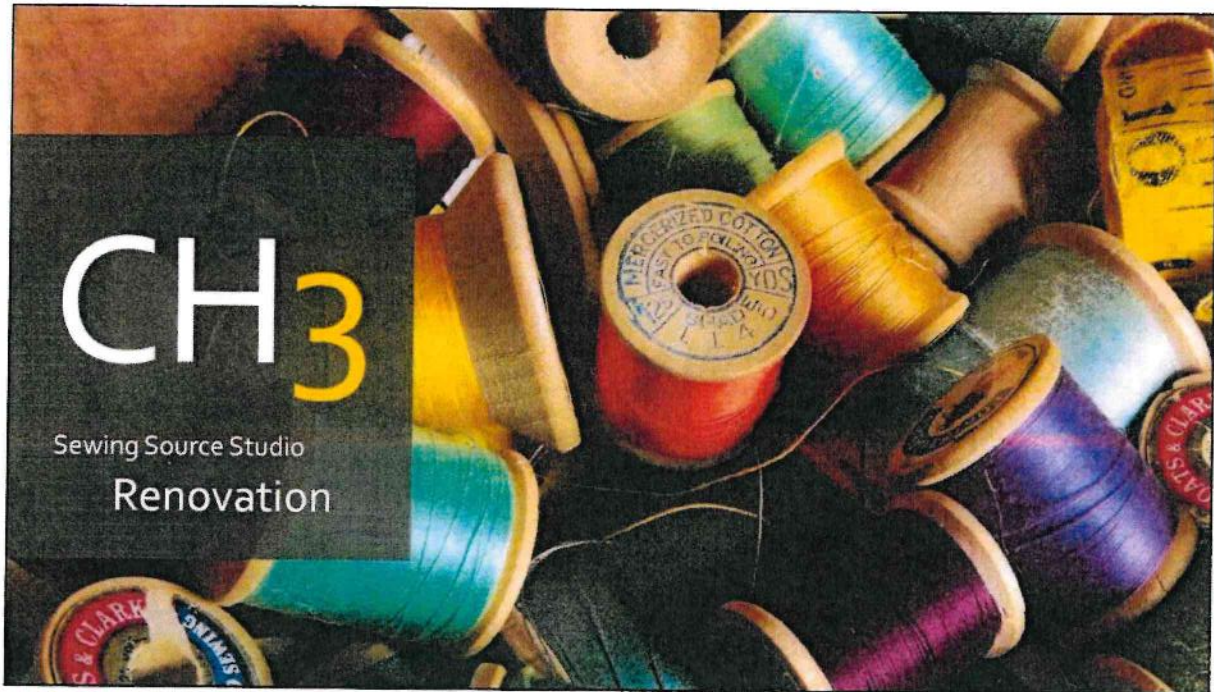
For a total project cost of \$69,410, and authorize:

- The President to sign any contracts associated with the project.
- The Executive Director to purchase all parts and materials associated with the project

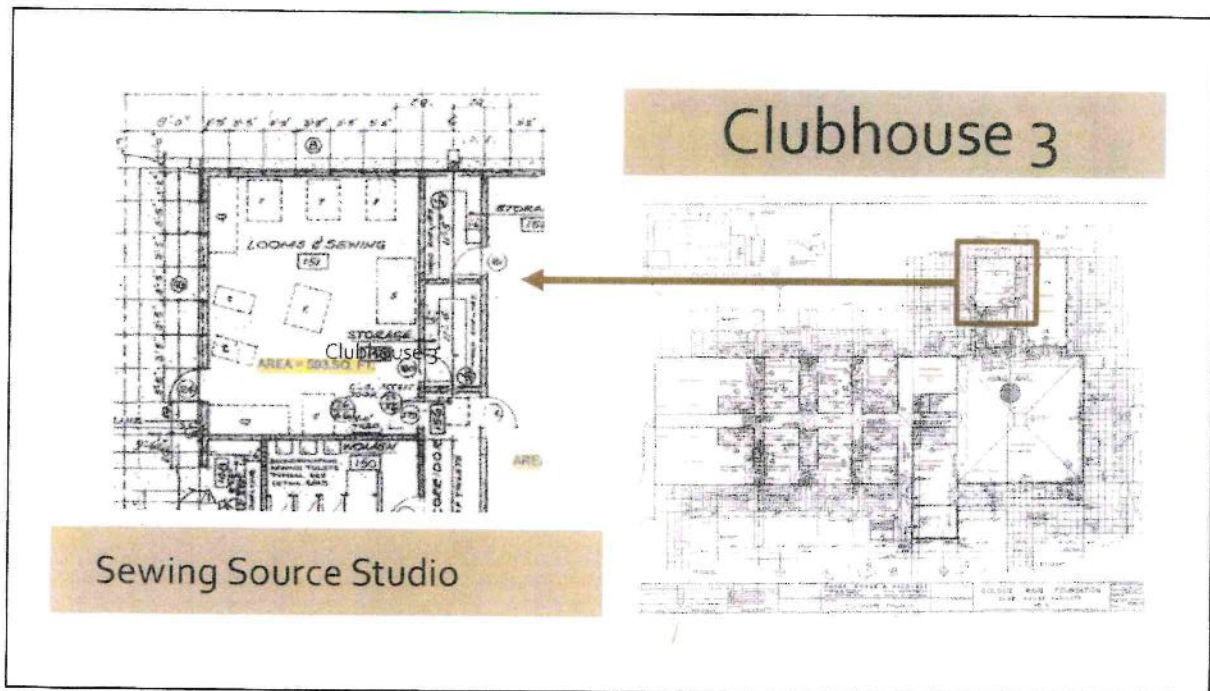
CH3, Sewing Room Project

Key	Item	Notes	Reserves	Capital	
A	Replace Windows	Standard Replacement Windows	\$4,000		
B	Replace Doors	Glass Doors (Exterior to have breaker bar)	\$7,500		
C	Replace Storage Cabinets/countertop	White Shaker Cabinets -ADRC Approved Countertop	\$11,500		
D	Space enhancement	Remove wall and cabinets - Add power		\$1,500	
E	Remediate Ceiling	Permit required - patch and paint		\$11,000	
F	Remove and replace Ceiling Lights	Round Standard LED	\$1,500		
	Painting (inhouse)			\$1,500	
	Mural and Installation			\$1,000	
	Miscellaneous Materials			\$1,500	
	Contingency		\$2,000		
Subtotal Building			\$26,500	\$16,500	
	Equipment	Qty	Make/Model	Reserves	Capital
A	Task Chair	18	Operator Chair CSE1521	\$2,556	
C	Sowing Machine	8	Jamone HD3000	\$3,951	
D	Sowing Machine Table	8	Arrow Mod Sewing Cabinet	\$7,032	
E	Sowing Machine	2	Singer HD 6800C	\$704	
F	Sowing Machine Corner Table	2	Arrow Mod Corner Sewing Cabinet	\$1,758	
G	Task Table	2	Schoolsin Extra Large Planning Table	\$2,926	
H	Task Table	2	A & D Rectangle Activity Table	\$883	
I	Commercial Ironing Board	2	TBD	\$300	
J	Cutting mats 72' x 48"	4	TBD	\$800	
	Folding Big Board for Ironing and Cutting	1	Tracy Tablles, TT BGBRD Fold		\$400
	65" TV , Mounting Bracket and Support Equi	1	TBD		1500
	Ceiling speakers and wireless mic system				1500
	Surveillance Cameras	2	TBD		\$1,000
	General Material and Equipment needs				\$1,500
Subtotal Equipment			\$20,910	\$5,500	
Total Building and Equipment			\$47,410	\$22,000	
Total Project			\$69,410		

Fiscal Year		2021	2022	2023	2024	2025
608	Stage Hardwood Floor - Replace	\$9,050	\$0	\$0	\$0	\$0
610	Stage Hardwood Floor - Refinish	\$3,300	\$0	\$0	\$0	\$0
901	Kitchen Appliances - Replace	\$0	\$0	\$0	\$0	\$0
922	Theater Equipment - Replace	\$10,350	\$0	\$0	\$0	\$0
927	Billiard Rooms - Remodel	\$0	\$0	\$0,471	\$0	\$0
927	Billiard Tables - Replace	\$0	\$0	\$13,261	\$0	\$0
928	Woodshop Equipment	\$42,000	\$0	\$0	\$0	\$0
933	Piano - Replace	\$0	\$0	\$0	\$0	\$0
933	Piano (New) - Replace	\$0	\$0	\$0	\$0	\$0
950	CH2 Miscellaneous Replacement	\$660,000	\$0	\$0	\$0	\$0
951	Backstage Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
951	Bathrooms - Refurbish	\$0	\$0	\$0	\$0	\$0
1110	Interior Surfaces - Repaint	\$28,000	\$0	\$0	\$0	\$0
1115	Stucco - Repaint	\$11,000	\$0	\$0	\$0	\$0
1116	Wood Surfaces - Repaint	\$10,650	\$0	\$0	\$0	\$0
1150	Wood Surfaces - Repair	\$7,500	\$0	\$0	\$0	\$0
1308	Asphalt Shingle Roof - Replace	\$161,000	\$0	\$0	\$0	\$0
1330	Gutter System - Replace	\$16,500	\$0	\$0	\$0	\$0
Clubhouse #3						
460	Fabric Shade Structures - Replace	\$0	\$0	\$0	\$0	\$0
601	Carpet - Replace	\$0	\$0	\$0	\$3,005	\$0
603	Flooring - Replace	\$0	\$0	\$0	\$207,618	\$0
900	Kitchens - Remodel	\$0	\$0	\$0	\$131,127	\$0
916	Window Treatments - Replace	\$0	\$0	\$0	\$0	\$0
920	Auditorium Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
920	Meeting Room Furnishings - Replace	\$0	\$0	\$0	\$0	\$0
930	Sewing Equipment - Replace	\$0	\$0	\$0	\$10,162	\$0
930	Sewing Room - Remodel	\$0	\$0	\$8,434	\$0	\$0



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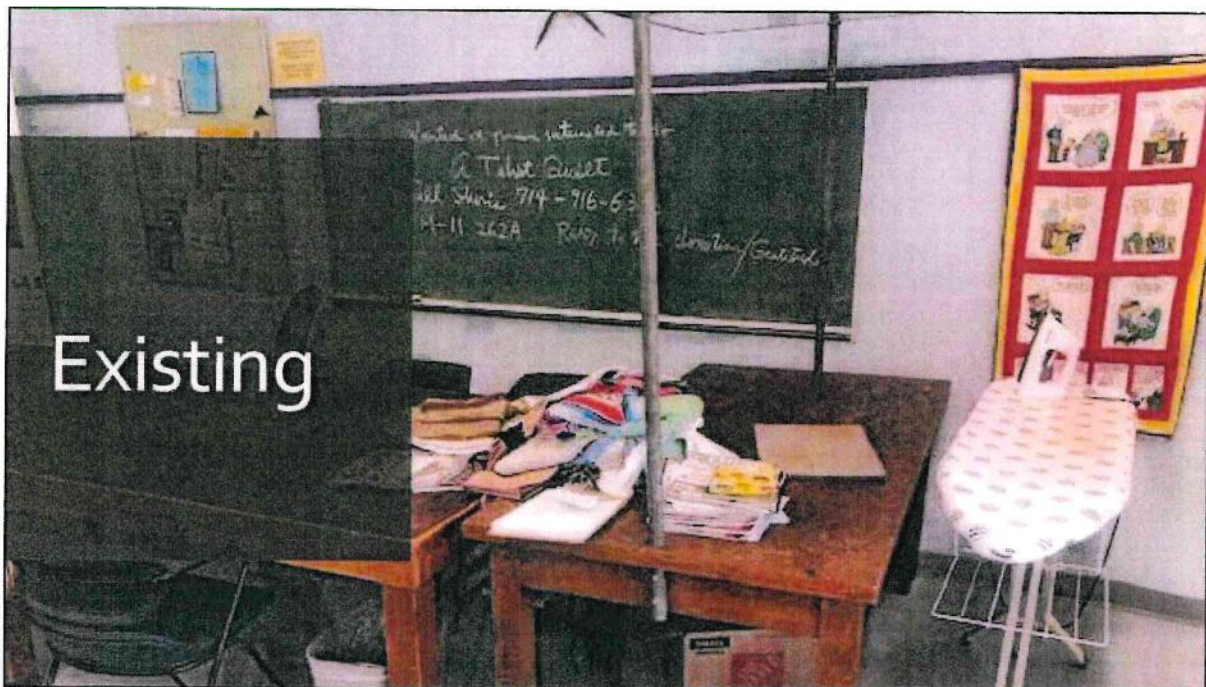
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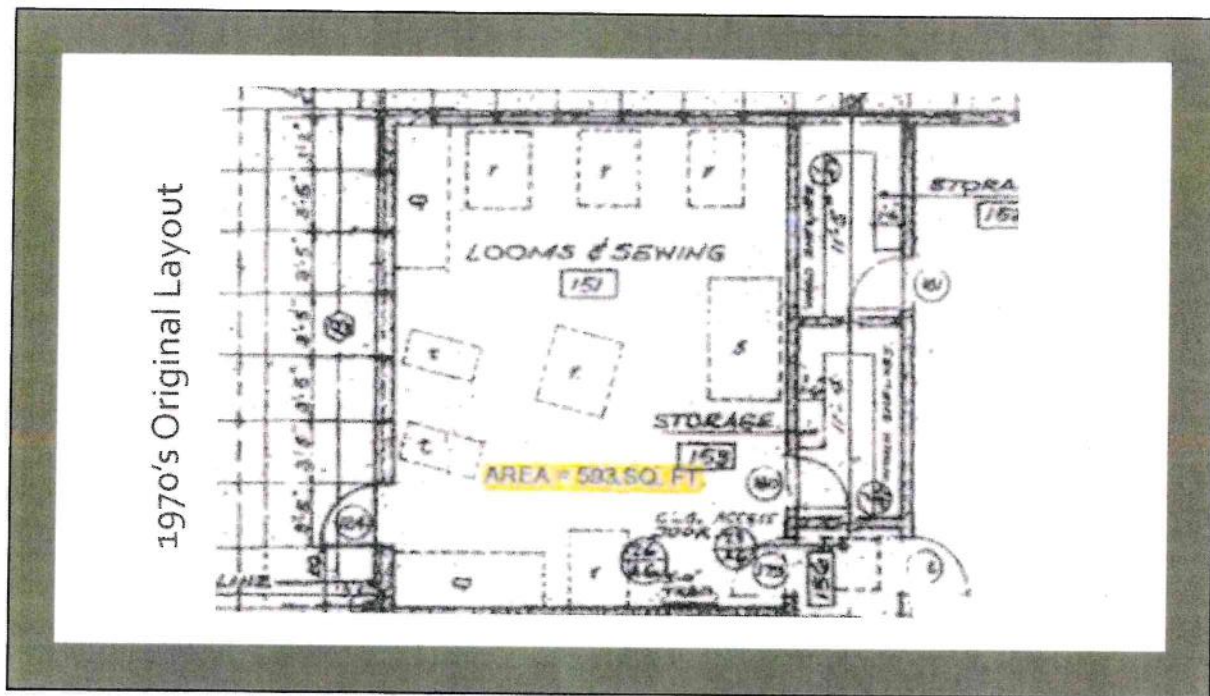
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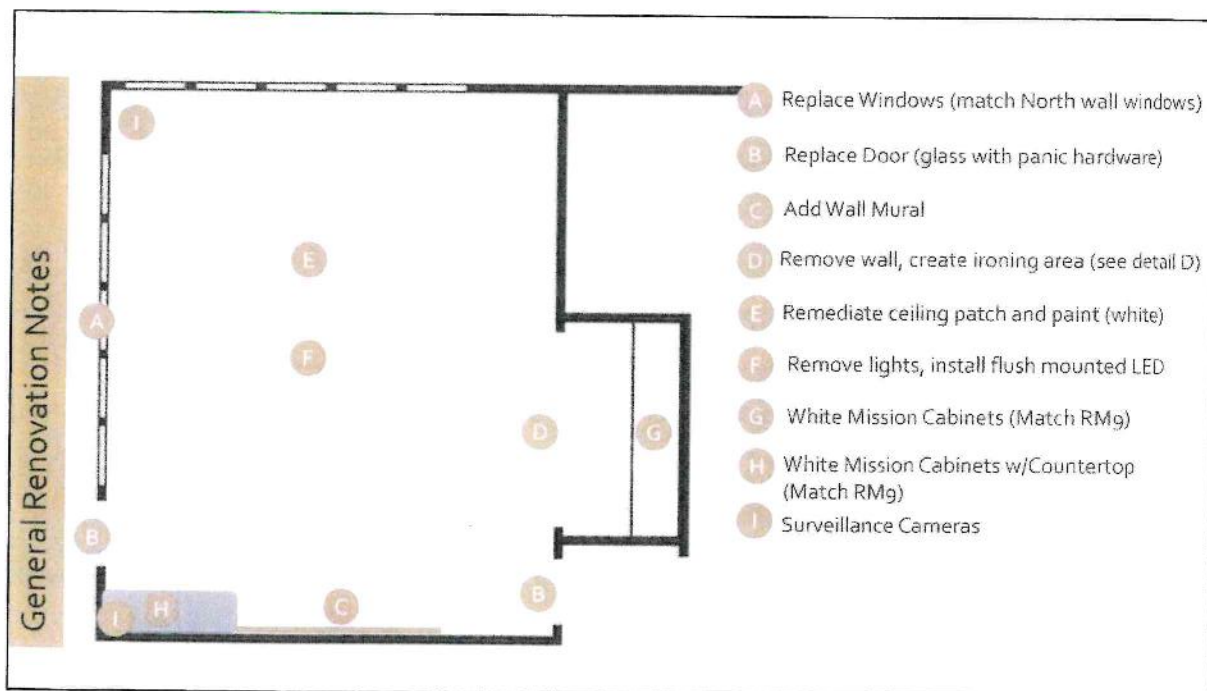
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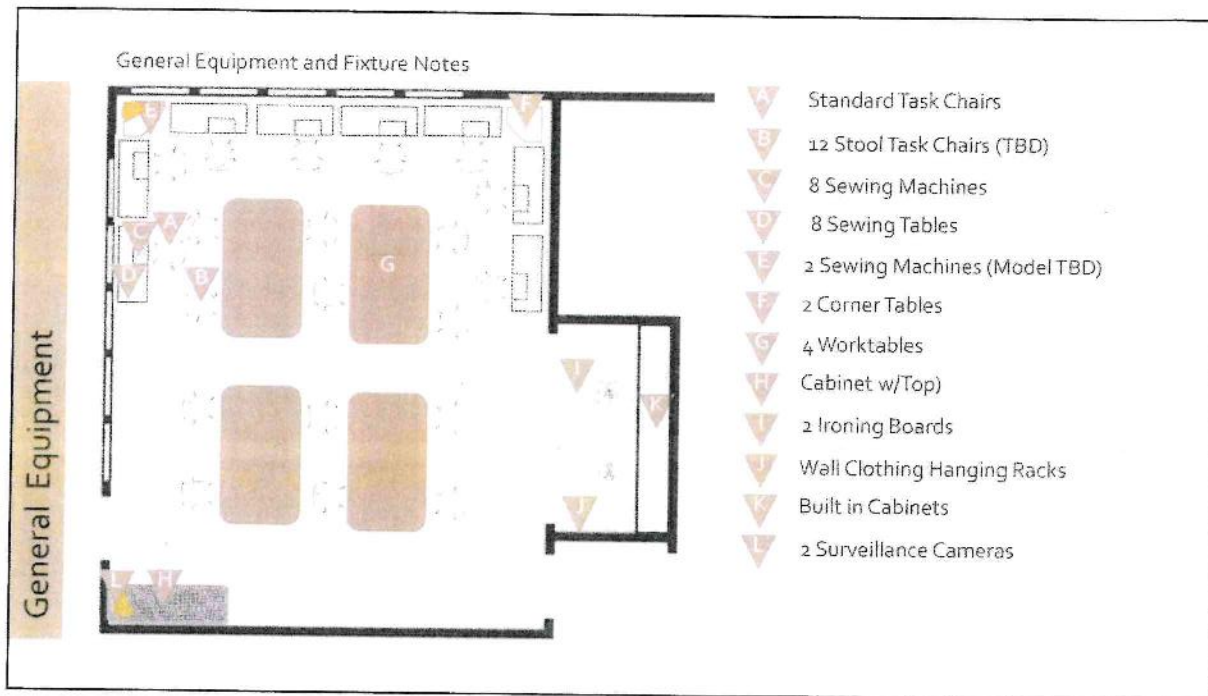
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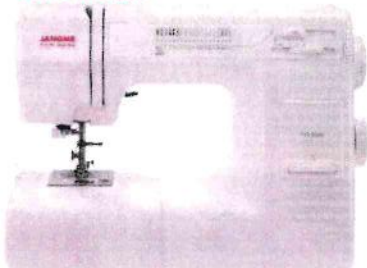


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Equipment

Sewing Machine, Key 

**HEAVY DUTY
TOP CHOICE!**




Janome HD3000 Heavy Duty Sewing Machine with Bonus Value Kit
Sewing Machine Recommended by Club

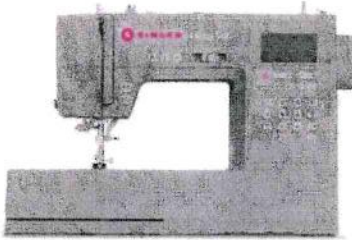
The Janome HD3000 Sewing Machine is heavy duty and the perfect sewing machine to create a wide range of projects with. Get ready to save big on the Janome HD3000 Sewing Machine with our **FREE Shipping**. The Janome HD3000 Heavy Duty Sewing Machine is a must have with all the best features. Order from us and enjoy a hassle free shopping experience.

[Janome HD3000 Heavy Duty Sewing Machine \(kensisewingcenter.com\)](http://kensisewingcenter.com)

11

Equipment

Sewing Machine, Key 



Heavy Duty 6800C Sewing Machine

The heavy duty, computerized sewing machine is designed with your heavy duty projects in mind. From denim to canvas. Thanks to the machine's powerful motor, you have extra high sewing speed to save you time. The machine's adjustable space between the needle and foot is 1.625" wide.

With adjustable pressure foot pressure, you can sew on any type of fabric and the built-in needle foot will allow fabric to glide over the machine's foot.

It also features a built-in, 100% adjustable needle threader that can thread your needle with minimal fuss. It also features a built-in needle threader that can thread your needle with minimal fuss. It also features a built-in needle threader that can thread your needle with minimal fuss.

The top drop-in bobbin is not only easy to thread, it's easy to see as you work. Put out or bobbin thread in the middle of a seam. The foot can move in and out from needle to the foot in 180 degrees. The foot can move in and out from needle to the foot in 180 degrees. The foot can move in and out from needle to the foot in 180 degrees.

[Amazon.com: Singer Heavy Duty 6800C Sewing Machine - Arts, Crafts & Sewing](http://Amazon.com)

12

Equipment

Sewing Table, Key 



Arrow Mod Sewing Cabinet
arrowmodsewingcabinets.sewsawingcenter.com

Corner Table, Key 




Arrow Mod Corner Cabinet
arrowmodcornercabinets.sewsawingcenter.com

13

Equipment

Worktable, Key



72" x 48" x 35"

#atracklargePlanningTable: Maple Top | Schools in

Extra-Large Planning Table

Product description: This is a large, rectangular wooden table designed for use in schools. It features a light-colored wood finish and a sturdy construction. The table is suitable for group work, planning, and other educational activities. It is available in a standard size and a larger size. The larger size is recommended for use in larger classrooms or as a central table in a common area. The table is made of solid wood and is designed to last for many years. It is a practical and functional piece of furniture for any school setting.

Features:


- Large, rectangular wooden table
- Light-colored wood finish
- Sturdy construction
- Suitable for group work
- Available in standard and larger sizes
- Made of solid wood
- Designed to last for many years
- Practical and functional piece of furniture

Specifications:


- Material: Solid wood
- Color: Light-colored wood finish
- Dimensions: 72" x 48" x 35"
- Weight: 150 lbs.
- Assembly: Easy to assemble
- Care: Wipe clean with a damp cloth
- Warranty: 5 years

14

Equipment

Worktable, Key 

Adjustable Activity Table



Adjustable Activity Table - 30"W x 60"L x 24"-34"H | Schools In

by/Reze

- 100% recycled steel
- 100% recycled wood
- 100% recycled plastic
- 100% recycled paper

15

Equipment

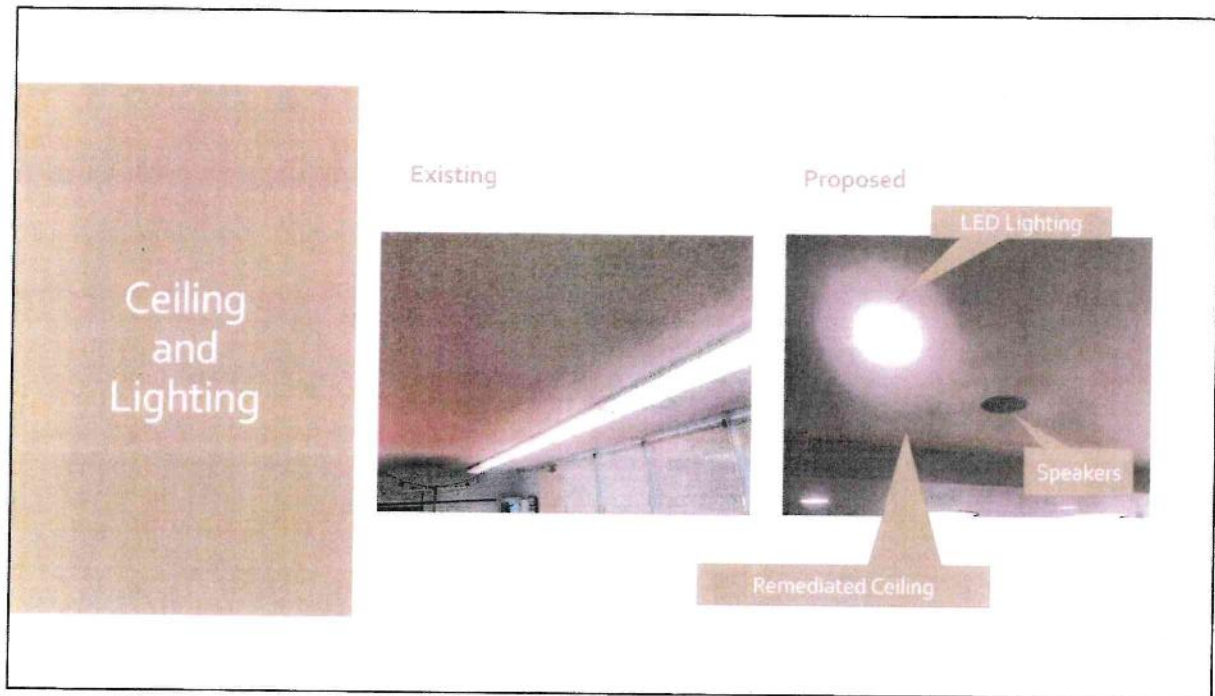
Worktable, Key 

Durabilt HD Ironing Board




Tracy's Tables, TT BGBRD Folf

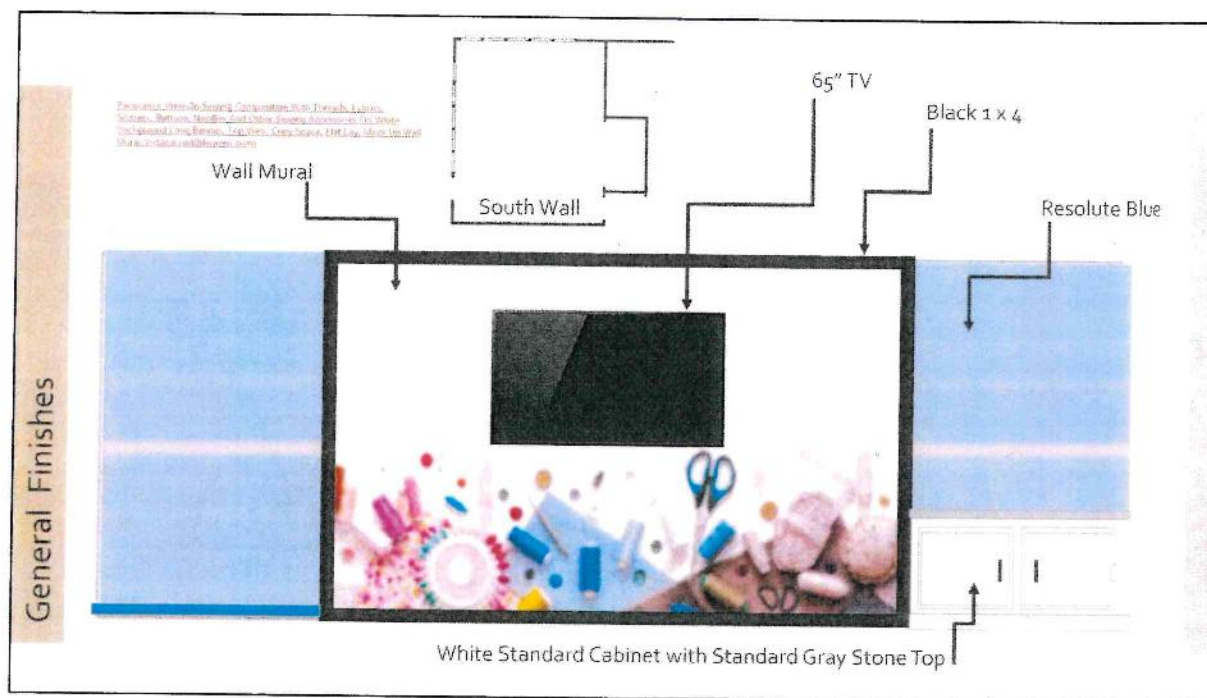
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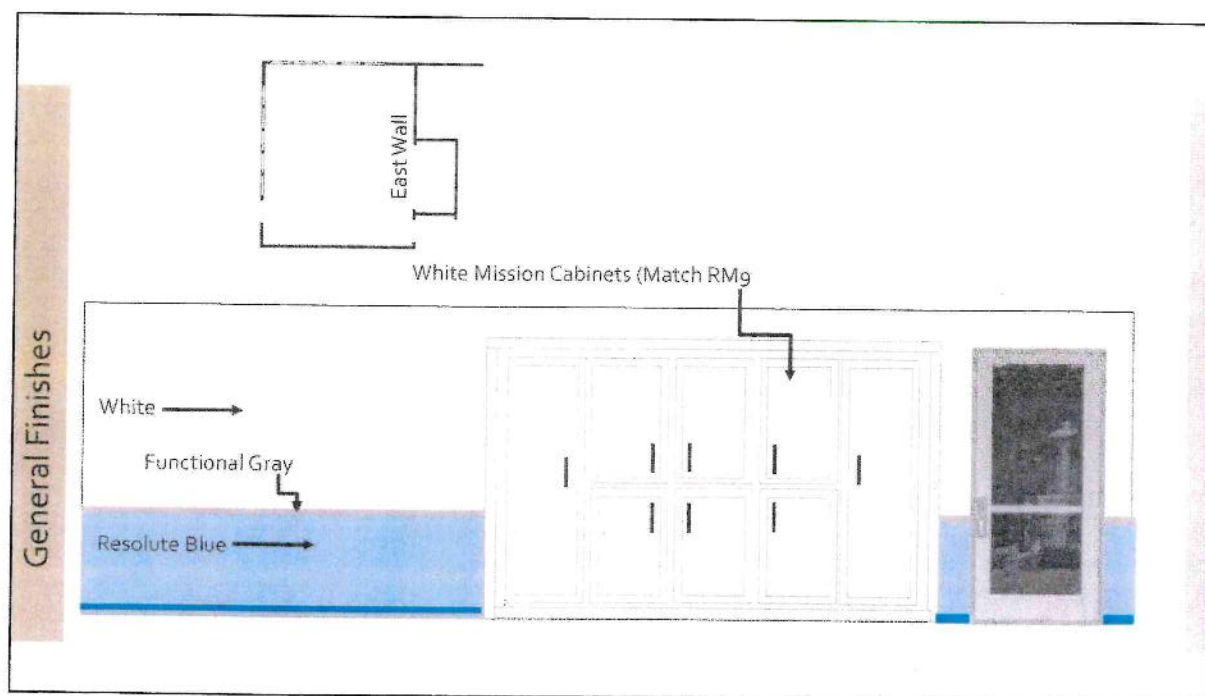
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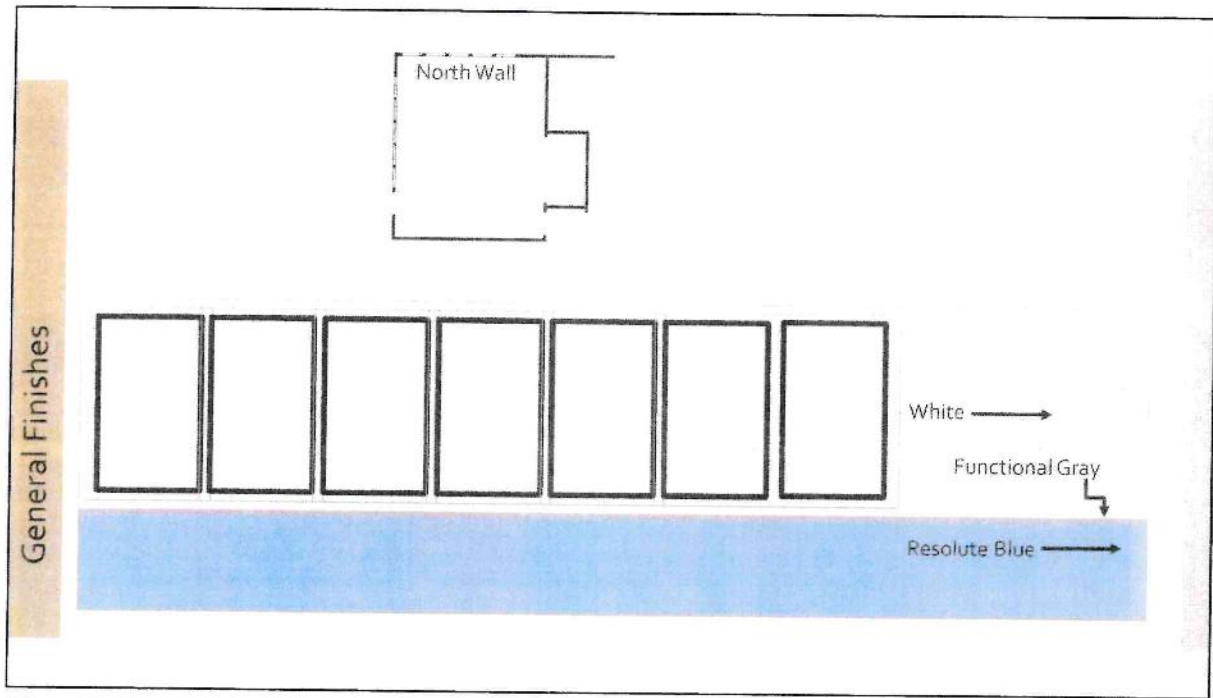
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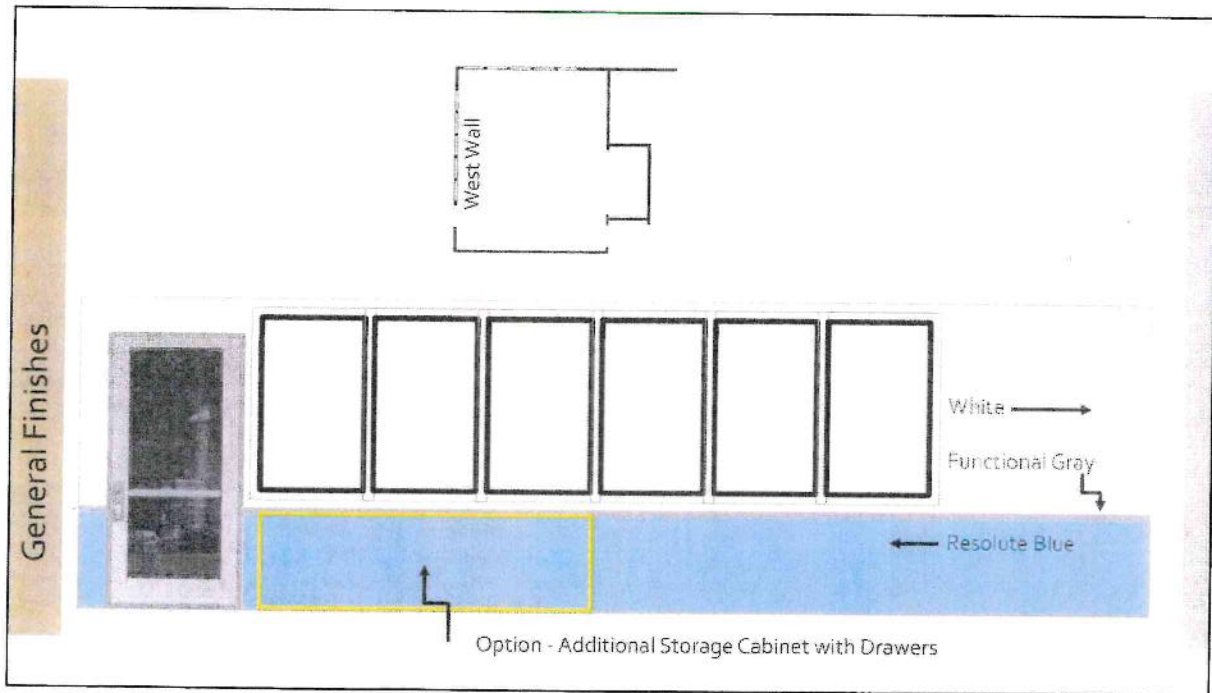
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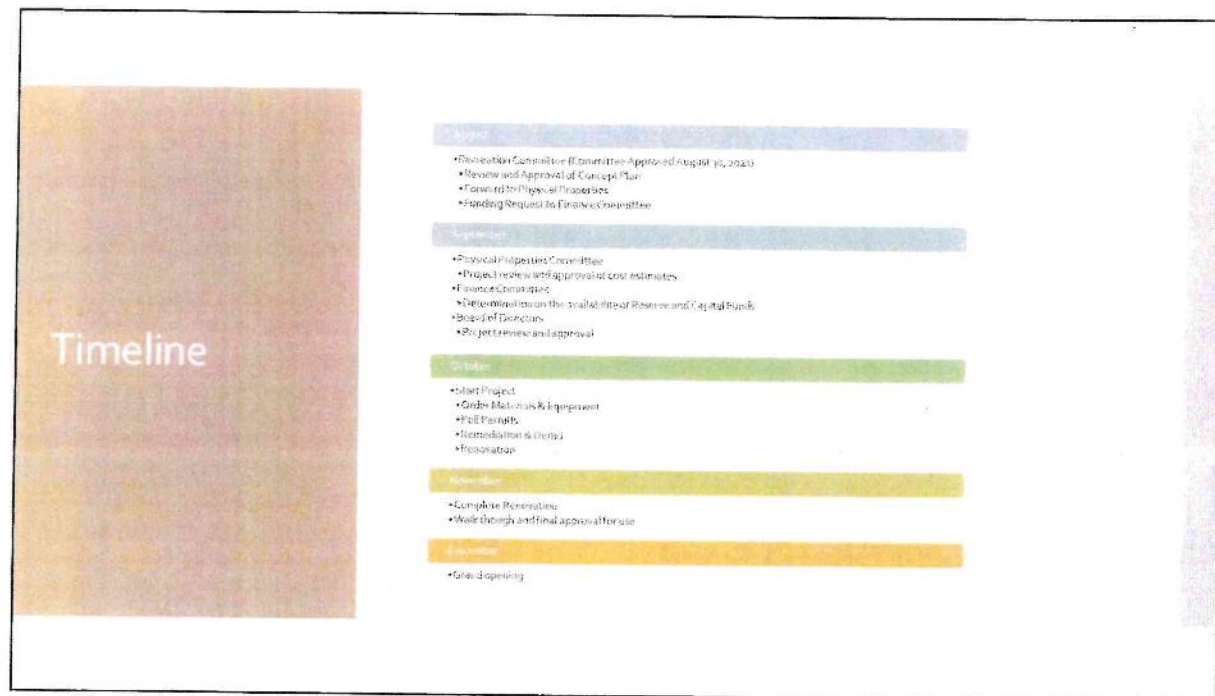
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Item	Item	Notes	Reserves	Capital
A	Replace Windows	Standard Replacement Windows	\$1,000	
B	Replace Doors	Glass Doors (Exterior to have Insulated Unit)	\$2,500	
C	Replace Storage Cabinets counter top	White Shaker Cabinets - 24" x 48" Appliance Counter top	\$11,500	
D	Space enhancement	Remove wall and cabinets - Add power		\$1,500
E	Remediate Ceiling	Permit required - patch and paint		\$1,500
F	Remove and replace Ceiling Lights	Round Standard LED	\$1,500	
	Painting (cabriole)			\$1,500
	Metal and Installation			\$1,000
	Miscellaneous Materials			\$1,500
	Contingency		\$1,000	
		Subtotal Building	\$26,500	\$14,500
	Equipment	Make Model	Reserves	Capital
A	Task Chair	18 Operator Chair - OAE 1500	\$4,500	
C	Sewing Machine	8 Janome HQ 5000	\$1,500	
D	Sewing Machine Table	8 Arrow Mid Sewing Cabinet	\$1,000	
E	Sewing Machine	2 Singer HD 6000C	\$700	
F	Sewing Machine Corner Table	2 Arrow Mid Corner Sewing Cabinet	\$1,200	
G	Task Table	2 Scholastic Extra Large Planning Table	\$1,500	
H	Task Table	2 A-B 12 Rectangle Activity Table	\$180	
I	Children's Learning Board	2 LBS	\$100	
J	Cutting mats 27" x 48"	4 LBS	\$100	
	Cutting Rig Board for Ironing and Casing	1 Tracy Table, 1 TRIGER Fold		\$1,000
	16" TV, Mounting Bracket and Support Equip.	1 TRD		\$900
	Ceiling speakers and wireless music system	1 TRD		\$900
	Surveillance Cameras	2 TRD		\$1,000
		General Materials and Equipment needs		\$1,100
		Subtotal Equipment	\$12,500	\$5,900
		Total Building and Equipment	\$39,000	\$20,400
		Total Project	\$59,400	

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RECREATION COMMITTEE
SUBJECT: **TENTATIVE VOTE** - AMEND 70-1429.02-1 GOLF COURSE RULES
DATE: SEPTEMBER 17, 2021
CC: FILE

At the August 30, 2021, Recreation Committee meeting, the Committee moved to recommend the GRF Board of Directors amend 70-1429.02-1.

I move to amend 70-1429.02-1 Golf Course Rules, add to the rules that shoes must be worn on the golf course, at all times, as presented, pending a 28-day notification to the members, and a final decision by the GRF Board of Directors on November 23, 2021.



RECREATION

Golf Course Rules

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

1. The golf course is for Authorized Residents (A/R) only. No visitors are permitted.
2. Each person playing golf must have his/her own clubs.
3. All players must come to the starters' window and register for each round of golf.
4. Practice, prior to the opening of the golf course in the morning, shall be confined to the designated greens adjacent to the Golden Rain Road. Players are not to practice when the practice greens are closed for grounds maintenance, during rain, when frost is on the ground, or at any other time when such practice will be injurious to the turf.
5. Players must use a tee in the teeing area.
6. Players must repair all ball marks on the greens and replace divots.
7. Players may not play more than one ball.
8. Practice pitching to any playing green is not permitted. This includes the practice putting green, except as provided in Rule 4 above.
9. Slow players must permit faster players to play through.
10. Retrieving of golf balls from the lake is not permitted.
11. The golf course starters have full control of play on the course at all times.
- ~~11.~~12. Golf style athletic shoes must be worn on the golf course at all times.
- ~~12.~~13. Players may not wear metal-spiked golf shoes on the golf course and greens.
- ~~13.~~14. Motorized carts of any kind are not allowed on the golf course.

Document History

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

Keywords: Golf Course Rules Recreation



BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: SECURITY, BUS AND TRAFFIC COMMITTEE
SUBJECT: **TENTATIVE VOTE** - AMEND 80-5580-1 ENTRY PASSES - RULES
DATE: SEPTEMBER 17, 2021
CC: FILE

At the August 8, 2021, Security, Bus and Traffic Committee meeting, the Committee moved to recommend the GRF Board of Directors amend 80-5580-1 Entry Passes - Rules.

I move to amend 80-5580-1 Entry Passes -Rules, updating the instructions for display of the entry pass and adding R/L's do not receive annual entry passes, as presented and pending a 28-day notification to the members, and a final decision by the GRF Board of Directors on November 23, 2021.



SECURITY

Entry Passes – Rules

1. PURPOSE

All MOTOR VEHICLES (e.g., GOLF CARTS, LSV, MOTORCYCLES), BICYCLES, and PEDESTRIANS entering LEISURE WORLD SEAL BEACH are required to present or obtain valid and current authorization for entry before operating on Golden Rain Foundation (GRF) TRUST PROPERTY streets, or parking on TRUST PROPERTY.

2. DISPLAY

Entry authorization for MOTOR VEHICLES must be displayed the entire time the vehicle is on TRUST PROPERTY.

2.1. An AUTHORIZED RESIDENT is a:

- 2.1.1.** RESIDENT MEMBER/OWNER (RMO) who is currently not leasing their Leisure World Seal Beach (LWSB) UNIT.
- 2.1.2.** RENTER/LESSEE (R/L) who has been approved by Golden Rain Foundation (GRF) Stock Transfer and the R/L's Mutual to reside in a LWSB residence.
- 2.1.3.** Co-occupant who has been authorized to reside in a LWSB residence; or
- 2.1.4.** QUALIFIED PERMANENT RESIDENT (QPR).

2.2. For an AUTHORIZED RESIDENT's MOTOR VEHICLE, the authorization will be in the form of an authorized GRF windshield decal assigned to the vehicle.

2.3. A VISITOR, SERVICE PROVIDER or CONTRACT WORKER must display the entry pass authorization on the vehicle's dashboard so to be visible through the windshield.

2.4. An AUTHORIZED RESIDENT temporarily operating a VEHICLE (such as a rental car) without a GRF windshield decal, must display a GRF-issued entry pass authorization from the Security Department, on the vehicle's dashboard so to be visible through the windshield.

2.5. If the VEHICLE or equipment does not have a dashboard, the entry pass authorization should be securely taped to the vehicle driver's side windshield of the vehicle.

2.6. ANY AUTHORIZED RESIDENT who enters LEISURE WORLD SEAL BEACH as a PEDESTRIAN, or operating a BICYCLE or MOBILITY SCOOTER, must present a duly authorized GRF identification card or a valid entry pass.

2.7. A VISITOR or CONTRACT WORKER who enters LEISURE WORLD SEAL BEACH as a PEDESTRIAN, or operating a BICYCLE or MOBILITY SCOOTER, must present a valid entry pass or a GRF Identification card.

2.7.2.8. After entry, all visitor passes must be display on the driver side dashboard. The entire pass must be visible while parked.



SECURITY

Entry Passes – Rules

3. TRANSFER RIGHTS

3.1. RESIDENT MEMBER/OWNERS (RMO) and Mutual Seventeen MEMBER/OWNERS eligible for entry passes under the provisions of 80-5580-3 may assign their four (4) annual GRF-issued entry passes assigned to their unit to individuals they choose. R/Ls do not receive annual entry passes.

~~3.2. R/Ls must call their visitors in.~~

~~3.3.~~ 3.2. No VISITOR or CONTRACT WORKER may assign any other form of entry pass or parking authorization to a VEHICLE or a person other than to the VEHICLE or person initially authorized to receive it.

4. LIMITATIONS

4.1. The photocopying or duplicating of any GRF authorized pass by any person can be construed as the unlawful taking of property and is strictly prohibited.

4.2. Any PERSON who presents a photocopied or counterfeit GRF pass for entry into LEISURE WORLD SEAL BEACH may be referred for civil or criminal action for making a false representation.

Document History

Adopted: 05 Apr 21

Keywords: Entry Pass Caregiver Service Providers Contractor Display

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: WEBSITE REDESIGN AD HOC COMMITTEE
SUBJECT: APPROVAL WIKIPEDIA PAGE
DATE: SEPTEMBER 21, 2021
CC: FILE

At the August 17, 2021, meeting of the Website Redesign Ad Hoc Committee, the Committee moved to recommend the GRF Board of Directors approve the draft Wikipedia page and to upload the pages to the Wikipedia site.

I move to approve the draft Wikipedia page and to upload the pages to the Wikipedia site, as presented.

Website Redesign Ad Hoc Committee – Contact jisom@lwsb.com for a feedback

Leisure World Seal Beach

Leisure World Seal Beach is an active-seniors' retirement community opened in 1962 that introduced many innovations characterizing later senior property developments. When built, it was the nation's first mass-marketed housing project, first gated senior community, first all-electric community, and the first to have a health insurance plan and access to an on-site medical center included in its residents' monthly payments. At its opening, it was the United States' largest cooperative housing development, and the prototype for five other senior Leisure World communities across the United States built by the Rossmoor Corp, co-founded by developers Ross W. Cortese and his wife, Alona Marlowe Cortese. (1)

It is located in **Seal Beach**, which fronts the **Pacific Ocean** in **Orange County, California**. It houses approximately 9,600 residents in 6,608 one- and two-bedroom apartments and condominiums.

HISTORY

While both were taking evening real estate classes at **Hollywood High School**, Ross W. Cortese, a high-school dropout and a part-time contractor flipping homes in **Compton**, met former **Metro-Goldwyn-Mayer** contract actress Alona Marlowe (née Ilona L. Goetten). (2) They married in 1948, and capitalizing on her real estate license, organized a corporation under the name Alona Rey Homes, Inc. After building a small development in **Culver City**, the couple began undertaking larger projects such as Frematic Homes in **Anaheim**. (3)

Frematic Homes employed designer **Cliff May**'s innovative California Ranch residential concept "that let the outside in," integrating extensive **prefabrication** techniques, post-and-beam construction, slab floors, and floor-to-ceiling windows later incorporated into Leisure World. (5) The Frematic development also showcased the Corteses' emerging public relations sensibility, with **Westinghouse** spokeswoman, **Hollywood** actress **Betty Furness**, appearing in newspaper photographs with Ross Cortese in one of Frematic's "Betty Furness Beauty Kitchens." (6)

The Corteses' repeated successes led them, along with general contractor Murray Ward, to found Rossmoor Corp. in 1951. (3) From 1955 through 1961, the company built the "Walled City of **Rossmoor**," (7) a comprehensive Orange County development the company envisioned would contain all the services of a town for its projected 10,000 residents (8). However, Ross Cortese's concept of a "comprehensive" development was thwarted when the hospital he wished to build for Rossmoor's population was repeatedly denied. (4)

Nonetheless, the couple's study of medical services drew their attention to the health and housing needs of older adults, whose numbers were growing rapidly in the post-war period. The Corteses' interest culminated in the couple's \$4 million gift (9) founding

what became the **University of Southern California's gerontology** school, now the world's largest academic program researching older adults (10). Alona Cortese later endowed The Alona Cortese Elder Law Center at the **Chapman University School of Law**, which provides pro bono legal representation for seniors. (11)

This interest influenced many of the Corteses' future business enterprises. In 1961, upon finishing the Rossmoor housing development bordering **Los Alamitos**, California, Ross Cortese said the housing needs of seniors "have not been met even half-way thus far. None has answered the attendant economic, medical and sociological needs of the majority of our senior citizens." (12)

While **Arizona's Youngtown** and **Sun City** senior living developments had already established the concept of dedicated retirement communities (13), the Corteses contemplated a new model for senior housing: a comprehensive cooperative development in which the residents owned not their residential unit, but a share of stock that permitted them to live in the community and own the rights to all the development's common amenities. The community's managers, not individual residents, would be responsible for their homes' maintenance, painting and plumbing, appliances, and landscaping. It would be "not stuck out in the desert," but near a city so residents could continue to enjoy a city's cultural opportunities and frequent visits from families and old friends. (7) Emulating the company's "Walled City of Rossmoor" experience, the community would be the United States' first and largest gate-controlled, walled retirement community. One of the most important amenities was a plan offering free on-site medical care and prescriptions as part of the monthly resident's fees, again a first in a U.S. retirement community (14).

Rossmoor Leisure World (as it was initially named) was to be built on a portion of the Hellman Ranch in what was then an un-incorporated square-mile plot in Orange County. Nearly adjacent to the walled Rossmoor development, the \$150 million project (13) (\$1.3 billion in 2021 dollars) (15) would be the United States' largest cooperative housing development and its first all-electric community (16).

However, the project's scope and its "untried" cooperative ownership scheme generated skepticism among potential lenders. The **Metropolitan Life Insurance Co.** eventually agreed to finance the project (8), but stipulated the **Federal Housing Administration** (FHA) guarantee the loan (4).

FHA authorities agreed, but established "very strict regulations." Rossmoor could provide the land and the plans, but "could have no part in building, sales or management." Instead, the FHA required that separate not-for-profit corporations share the project's ownership. One, the Leisure World Foundation, would supervise the project's construction and marketing. When residents began to move in, there would be elections from among the residents to serve on the Golden Rain Foundation (GRF) as trustees for all the development's common facilities and to provide community-wide services such as recreation and security. Finally, as each one of the parcels comprising

the development were populated, the 6,470 planned residential units (7) and the land on which they would be built would be controlled by “mutuals,” a third level of non-profit corporation collectively owned and managed by a board elected by residents of each of the development’s parcels (4).

Notwithstanding the awkward governing arrangement, construction of the Seal Beach Leisure World began in 1960. Interest was high, propelled by a national marketing campaign that included a 1962 **Life** magazine advertisement claiming the development was “the most revolutionary new concept in housing since World War II.” (17)

The Life advertisement was part of what is thought to be the first national mass-marketing campaign for a housing project. (4) **Hill and Knowlton**, then the world’s largest public relations firm, obtained widespread newspaper, radio and television coverage that by mid-1963 let the community claim residents from 43 states and 11 countries. (18) The Corteses’ **Los Angeles**-based advertising firm, Brangham Brewer, spent so much money marketing the development that Leisure World’s 1963 ad budget was announced in an **Advertising Age** magazine article. (19)

Leisure World’s prominence allowed the Corteses to assemble a Leisure World Foundation board headed by William G. Simon, the former head of the **FBI**’s Los Angeles field office and a founding director of The **J. Edgar Hoover** Foundation (20); and executive vice president **Kenneth E. BeLiue**, the former undersecretary of both the **U.S. Navy** and the **U.S. Army**. The other seven trustees included **Los Angeles Dodgers** owner **Walter F. O’Malley**; Hollywood producer **Mervyn LeRoy**; **Paramount Pictures** vice president **Y. Frank Freeman**; Sylvester Smith Jr., a past president of the **American Bar Association**; and former U.S. Rep. **Allan O. Hunter**. (21)

While the development would include usual retirement amenities - a golf course, swimming pool, clubhouses and shuffleboard courts - the Seal Beach construction incorporated insights the Corteses had gained through their “desire for data about older adults.” (10) Stairs, steps and curbs would be replaced by ramps. Countertops and wide doors simplified wheelchair access. Showers had built-in seats to avoid slipping accidents (14). An on-site medical center and pharmacy would provide free access to doctors, diagnostic services, physical therapy and medication to all residents. Every mutual would include large greenbelts, and centralized parking structures would preserve the residential units’ parklike setting and encourage walking and physical activity.

Construction commenced in 1960. On October, 18, 1961, on the first day the first model units, called “manors,” went on display and purchases could be contracted, 10,000 people thronged the grounds. (13) By March 1963, the administration estimated 300,000 people had toured the grounds and the model homes. (22)

The development’s sub-800-square-foot units (23) drew surprisingly prosperous buyers. Even though most residents no longer worked, their annual per-capita income in 1963 was \$6,000 (24), 180% higher than the national average. (25)

On June 8, 1962, two years after construction began, the first residents moved in (26) and within five months there were over 3,000 residents. (13) Over 10% of the first 4,500 units were purchased via mail transactions, many without the buyers ever having seen Leisure World. (22) All the original units were sold by early 1964 (26).

LEISURE WORLD'S "MEDICARE"

The Corteses' health plan was one of the development's more utopian concepts, a perk touted in the extensive advertising and public relations campaigns that drew attention from national magazines, local broadcasters and newspapers throughout the United States and Canada.

Ross Cortese said Leisure World's health plan was explicit proof that the free market could effectively fulfill older adults' medical needs (27). "This is free enterprise's answer to the problem of housing for the elderly, and it's better than socialized medicine." (28)

The Corteses made major investments in the medical plan. Cortese recruited the former commanding general of the **Walter Reed Army Medical Center**, Dr. Floyd Werdelin, to be Leisure World's medical director. (8) The Foundation's executive director, Lewis M. Letson, was himself a former top administrator at **St. Francis Medical Center** in **Lynwood**, California. (29) Leisure World was almost immediately recognized as a test bed for senior health. Within the clinic's first year, two studies, on heart and vascular diseases, were being conducted among the community's population. (30)

Similarly, the concentration of seniors in one well-known community located in politically conservative Orange County made Leisure World a target for the **John F. Kennedy** administration's push for its projected government-subsidized senior health care plan. At the time, the **American Medical Association** characterized individuals urging government elder health care as "quacks and charlatans." Nonetheless, Kennedy sent to Leisure World his under-secretary for **Health, Education and Welfare**, Ivan A. Nestigen (31); and then **Lyndon B. Johnson** dispatched his and Kennedy's press secretary **Pierre Salinger** (32), to make personal pitches for what would become known as **Medicare**.

Ironically, the Corteses' health care plan precipitated their removal from direct involvement in Leisure World Seal Beach's management. Almost immediately after the first Leisure World residents settled in, their recognition of the value of free doctor visits, medical tests and prescriptions overwhelmed the 10 doctors and 26 nurses Leisure World had hired to manage the community's health needs. (33) The Corteses' projections dramatically underestimated the attraction of free health care. Instead of the predicted 6.2 doctor visits per year, Leisure World residents averaged 12 doctor visits annually. (27)

In 1963, the GRF board coped with the unexpected costs by replacing free medical services with a 20% co-pay for all services and prescriptions. (21) In 1964, when the community's governing board asked for an assessment increase, the medical care fee

constituted 70% of the additional \$10.50 requested. (27) The resulting resident revolt led to the 1965 *GRF vs. Leisure World Foundation* lawsuit that effectively severed the Corteses' continued involvement in Leisure World-Seal Beach's administration. (34)

The rollout of the federal **Medicare** program, enacted by the Johnson administration in 1965, caused Leisure World to abandon its community-run health plan. On March 7, 1966, the first Leisure World residents signed up for Medicare. (35)

SERVICES

With the exception of the free medical plan, the Corteses' concept of a comprehensive seniors' community was largely fulfilled. The community operates a heated swimming pool and spa; a 9-hole, par-3 golf course; and a 10,000-square-foot fitness center, all of which were renovated or rebuilt in 2020 and 2021. Dedicated facilities are also provided for pickleball, bocce ball, ballet and dance classes, table tennis, shuffleboard, and billiards.

Its six clubhouses contain studios for art, woodworking, lapidary, ceramics and sewing. Other spaces are provided for video production and theater activities, vegetable gardening and the activities of over 200 clubs.

In the wake of Orange County's 2004 bankruptcy, GRF bought the building and collection of the Orange County library branch located adjacent to Leisure World (36) and enclosed it and its 40,000-volume collection (37) within the community's security wall. In 2021, the community opened an internet-enabled learning center to host college courses, and a fully equipped cooking classroom for instruction in cuisines and nutrition. Arts events and guest speakers appear in the clubhouse meeting rooms and two specially dedicated performance venues, a 2,500-seat outdoor amphitheater that hosts a summer-long series, and a smaller stage adjoining the library.

The community has an on-site medical center managed by a private company that provides resident doctors, X-rays, laboratory services, a physical therapy clinic, optometry services, acupuncture, specialist care and an adjacent pharmacy. Leisure World also houses a credit union; weekly newspaper; copy center; three independent, free-standing churches, with scores of other congregations meeting in clubhouse facilities; a recycling collection facility; and car wash. Leisure World is one of Seal Beach's major employers, and its approximately 200 full- and part-time workers provide maintenance, infrastructure inspection, property transfer and financial services. The GRF's security department maintains patrol service, gate control and parking enforcement 24 hours a day. Scheduled minibuses crisscrossing the community offer free transportation within Leisure World and connections to Orange County Transportation buses and commuter rail lines. (37)

Community volunteers provide other services. The Golden Age Foundation is a 501(c)3 charity that has donated hundreds of thousands of dollars to fund Leisure World projects, (38) and scores of other community groups provide financial and volunteer help to residents and community projects.

IN THE NEWS

1995 Flood

A flood control channel that traverses Leisure World Seal Beach overflowed in the wake of a 5-inch rainstorm on January 4, 1995. Approximately 170 Leisure World units were declared uninhabitable, and 200 more suffered some water damage. The amphitheater's bowl filled with 10 feet of water, while the basement of the Redeemer Lutheran Church held 12 feet of water. The Seal Beach mayor estimated the flood caused \$2 million in damages. (39)

Lawsuits

Leisure World Seal Beach's pioneering role in introducing cooperative community governance to California led it to be a party in two important lawsuits that helped establish the state's **homeowner association** (HOA) regulations.

Golden Rain Foundation v. Leisure World Foundation (1965-1967): To assure creditors for the Seal Beach development would be paid, the FHA advocated continued professional management of Leisure World. When the 1964-65 GRF board bound the 1965-66 board to a management agreement with a Cortese-affiliated company, some shareholders suggested the move weakened the community's original promise of "self-government." (21) Although facing vigorous opposition from the FHA, (9) the new GRF board sued Cortese. In October 1967, the court voided GRF's agreement with the Cortese's national Leisure World Foundation, initiating the present shareholder governance of the community. (35)

Golden Rain Foundation v. Carol Franz (2004-2008): A group of shareholders petitioned for access to GRF board documents under California regulations governing HOAs. GRF asserted that because GRF owned no residences, it was not an HOA, but a management company under contract to the home-owning mutuals. In a series of cases ending at the **California Court of Appeals**, GRF's structure, which GRF's expert witness testified was "unique" in the United States, was ruled to be an HOA and subject to all relevant provisions. (40)

DEMOGRAPHICS

In 2019, 9,595 people, with an average age of 74, lived in Leisure World Seal Beach. Slightly more than 60 percent were female. Thirty-three percent of the community's population were over 80. Fifty-one residents were aged 100 or more. (41) The population density of the development's 535 acres is 11,477 people per square mile. (42)

ATTRACTIONS

The Leisure World Globe, located at the development's Seal Beach Boulevard entrance, is one of the nation's largest globes and the only free-standing sculptural piece listed among "Orange County's 125 Icons," during the county's 125th anniversary. (43) Cortese wanted his new development to attract attention, and remembered the 50-

foot Globe-A-Drome in the 1939 **Golden Gate International Exposition's** midway (44). Frustrated in his attempt to buy the original, he commissioned a 32-foot-tall, 14-ton rotating structure that originally was surrounded by fountains. (45) The Leisure World globe is frequently thought to be modeled on the **1964 New York World's Fair Unisphere**, but it was actually completed while the New York structure was in its planning stages. (46) The Leisure World globe was refurbished in 2016. (47)

The Leisure World Historical Society Museum, a display of photographs and documents collected by the community's history club, are displayed in the first-built Leisure World clubhouse. The development's historical archives are now located at the **University of California, Irvine**.

A bronze statue of a ballerina, *Premiere Danseuse Etoile* (48), by noted Italian sculptor Pino Conte (1915-1997) is mounted at the entrance to Leisure World Seal Beach's Administration Building. Now referred within the community as "Twiggy," it was a 1963 gift to the community from the Corteses.

Located within a 3-mile radius of Leisure World are:

California State University, Long Beach

Carolyn Campagna Kleefeld Contemporary Art Museum

Earl Burns Miller Japanese Garden

Carpenter Arts Center: The Carpenters' memorabilia are exhibited in this concert hall

Walter Pyramid – 18-story CSLB arena is one of the United States' three true pyramids

Joint Forces Training Base – Los Alamitos

JFTB Aquatics Center: **U.S. Women's National Water Polo Team** training site is open to public

Navy Golf Course: public 27-hole facility was **Tiger Woods'** childhood home course

Long Beach Marina: U.S.'s largest municipally-owned marina system, with 3,600 slips (49)

Naples Island

Old Town Seal Beach

Red Car Museum – **Pacific Electric** trolley car houses history exhibits on Seal Beach, whose development dated to the trolley's extension through the area in 1904. (50)

Seal Beach Municipal Pier – at 1,835 feet, California's second-longest wooden pier (51)

San Gabriel River Trail – 35-mile trail from Azusa to Seal Beach passes alongside the community

Seal Beach National Wildlife Refuge

U.S. Naval Weapons Station Seal Beach

World War II National Submarine Memorial – West

IN POPULAR CULTURE

In 1964, **ABC's "Queen for a Day"** broadcast an entire show dedicated to women in Leisure World. At the show's conclusion, host **Jack Bailey** crowned LW resident Mabel Menke as that day's winner. (52)

In 1986, a segment of **NBC's *Touched by an Angel***, starring and directed by **Michael Landon**, was filmed at Leisure World Seal Beach. NBC premiered the episode, titled "Love at Second Sight," on November 6, 1986, as Episode 6 in the series' third season. (53)

Future U.S. presidents **Ronald Reagan** (54) and **George H.W. Bush** (55) spoke at the Leisure World amphitheater during campaign events. Future presidential candidate, U.S. Sen. **Elizabeth Dole**, campaigned in Leisure World for her spouse, **Bob Dole**, during his 1996 presidential campaign. (56)

Leisure World Seal Beach's proximity to Los Angeles assured its summer amphitheater concerts often had star lineups. The weekly events have featured well-known artists such as singers **Debbie Reynolds, Rosemary Clooney, Kathryn Grayson, Pat Boone, Glen Campbell, Tony Martin, Frankie Avalon, John Davidson** and **Frankie Laine**; and the bands or orchestras of **Harry James, Benny Goodman, Gene Krupa, Les Brown, Nelson Riddle** and **Tex Beneke**. Prominent small groups included **The Mills Brothers, The Ink Spots, The Lettermen, The Kingston Trio, The Four Freshmen, The Coasters, The Lennon Sisters**, and **The Diamonds**. Among the actors who appeared at the Amphitheater were **Mickey Rooney, Dorothy Lamour, Buddy Ebsen, Nanette Fabray, Florence Henderson** and **Sally Kellerman**. (57)

RECOGNITION

1963 Ross Cortese named "Builder of the Year"

National Association of Home Builders (58)

1999 Ross and Alona Cortese were named among "The Most 100 Influential Builders of the Century"

Builder Magazine (1)

2017 "Seven Most Popular Destinations for Seniors"

The Motley Fool (59)

2019 "Best Orange County Leisure Community"

Los Angeles Times Readers' Poll (60)

2020 "America's Best and Most Affordable Beach Towns for Retirement"

National Association of Realtors. (61)

2020 "Best Orange County Leisure Community"

Los Angeles Times Readers' Poll (62)

NOTABLE PEOPLE

Thomas Amberry: at age 71, made 2,750 consecutive free throws to set a Guinness world record.

Kate Pedigo: a folk-art painter who wrote and published books in three different genres after her 80th birthday. (63) She died at age 105.

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