



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, January 25, 2022, 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 Advisory Board Update (pp.1-10)**
- 6. Shareholder/Member Comments (p.11)**
- 7. Consent Calendar (pp.13-14)**
 - a. Committee/Board meetings for the Month of December 2021
 - i. Minutes of the Physical Property Committee Meeting of December 1, 2021
 - ii. Minutes of the GRF Administration Committee Meeting of December 2, 2021
 - iii. Minutes of the Finance Committee Meeting of December 20, 2021
 - b. GRF Board of Directors Minutes December 21, 2021(**pp.15-24**)
 - c. January GRF Board Report, dated January 25, 2022 (**pp.25-30**)
 - d. Acceptance of the Interim Financial Statements, December 2021, for Audit (**pp.31-38**)
 - e. Approve Reserve Funding Investment Purchase (**pp.39-40**)
- 8. Ad Hoc Reports**
 - a. Governing Document Ad Hoc Committee – Discussion
 - b. Strategic Planning Ad Hoc Committee - Discussion
 - c. Website Ad Hoc Committee – Discussion
 - d. Management Service Contract Ad Hoc Committee - Discussion

9. New Business

a. General

- i. Reserve Funding Request - Server Replacement **Ms. Gerber (pp.41-48)**
- ii. Establishment of Ad Hoc Committee **Ms. Hopewell (pp.49-50)**

b. Finance Committee

- i. Amend Rule 40-5528-1 Refund of Excess Income **Ms. Isom (pp.51-52)**
- ii. **FINAL VOTE** - Amend Policy 40-5061-2, Fees **Mrs. Ableser (pp.53-58)**
- iii. **FINAL VOTE** – Adopt Policy 40-5580-2 Entry Passes – Fees
Mr. Massetti (pp.59-60)

c. Mutual Administration Committee

- i. Approval to Host 2022 Life Options Expo **Mr. Mandeville (pp.61-62)**

d. Physical Property Committee

- i. Capital Funding Request - St. Andrews Electric Vehicle Charging Station
Mr. Melody (pp.63-64)
- ii. Capital Funding Request – Urban Crossroad -North Gate Road in Northwood Road and St. Andrews Drive **Mr. Friedman (pp.65-70)**
- iii. Reserve Funding Request – St. Andrews/Northwood Drainage Concerns **Ms. Snowden (pp.71-76)**
- iv. Reserve Funding Request – Clubhouse Two Lobby Carpet Replacement
Mrs. Damoci (pp.77-80)

e. Recreation Committee

- i. Adopt Policy 70-5563-1, Needle Arts Studio – Rules **Mrs. Perrotti (pp.81-84)**

f. Strategic Planning Ad Hoc Committee

- i. Amend Policy 30-5167-3, Committee Charter **Ms. Isom (pp.85-88)**

g. Security, Bus & Traffic Committee

- i. Capital Funding Request – Speed Cushions **Mr. Pratt (pp.89-94)**
- ii. **FINAL VOTE** - Amend Policy 80-1937-2, Parking – Fines **Mr. Melody (pp.95-98)**
- iii. **FINAL VOTE** - Rescind Policy 80-1927.01-2, Fees for Parking Rules Violations on Trust Property **Ms. Gambol (pp.99-102)**
- iv. **FINAL VOTE** – Rescind Policy 80-1927.02-3, Parking Rules for Trust Property **Mr. Dodero (pp.103-104)**

10. Board Member Comments

11. Next Meeting

Tuesday, February 22, 2022 in Clubhouse Four/Virtual

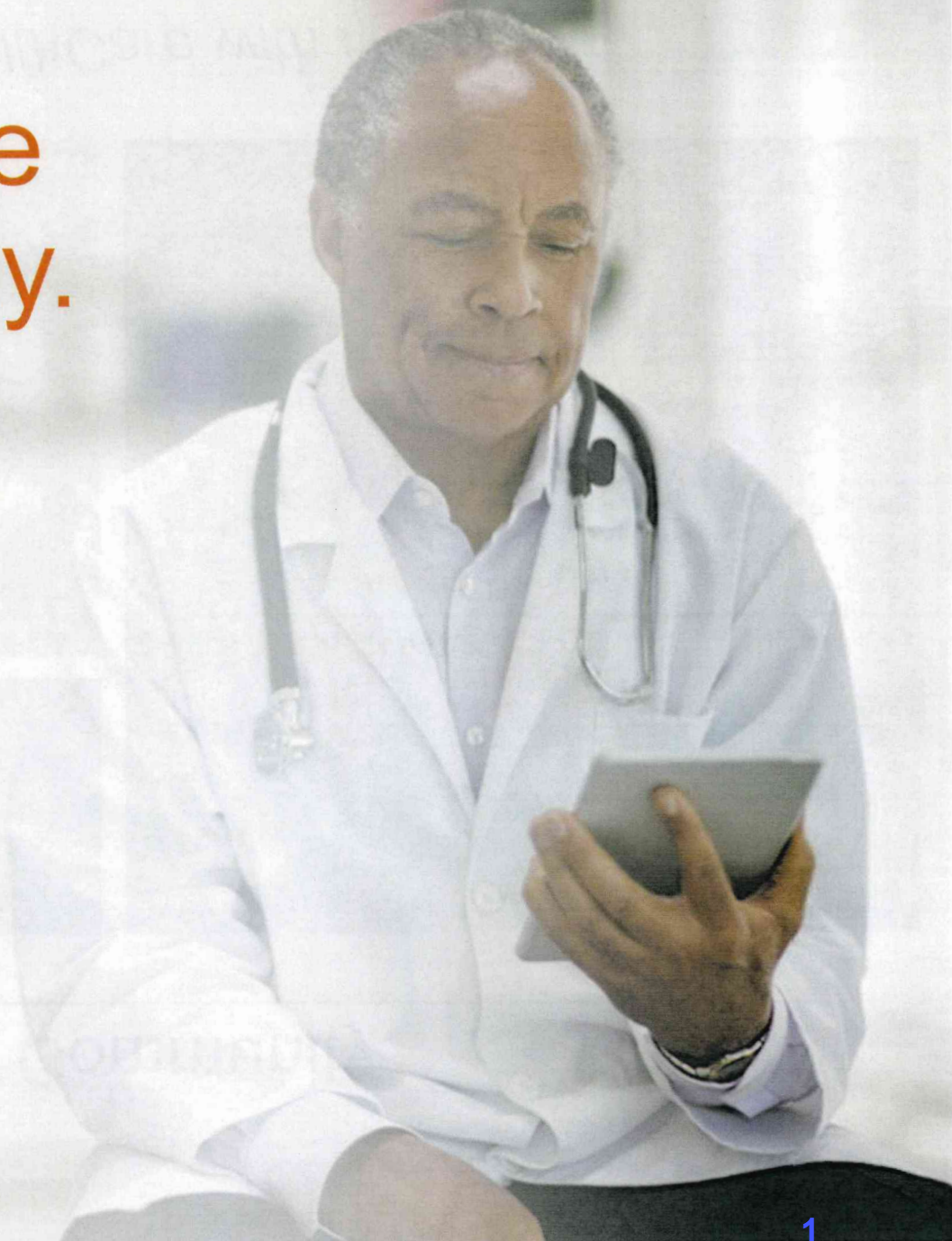
12. Adjournment

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Your Health Care Center, Your Way.

*Seal Beach Leisure World
Health Care Center*

January 14, 2022 update

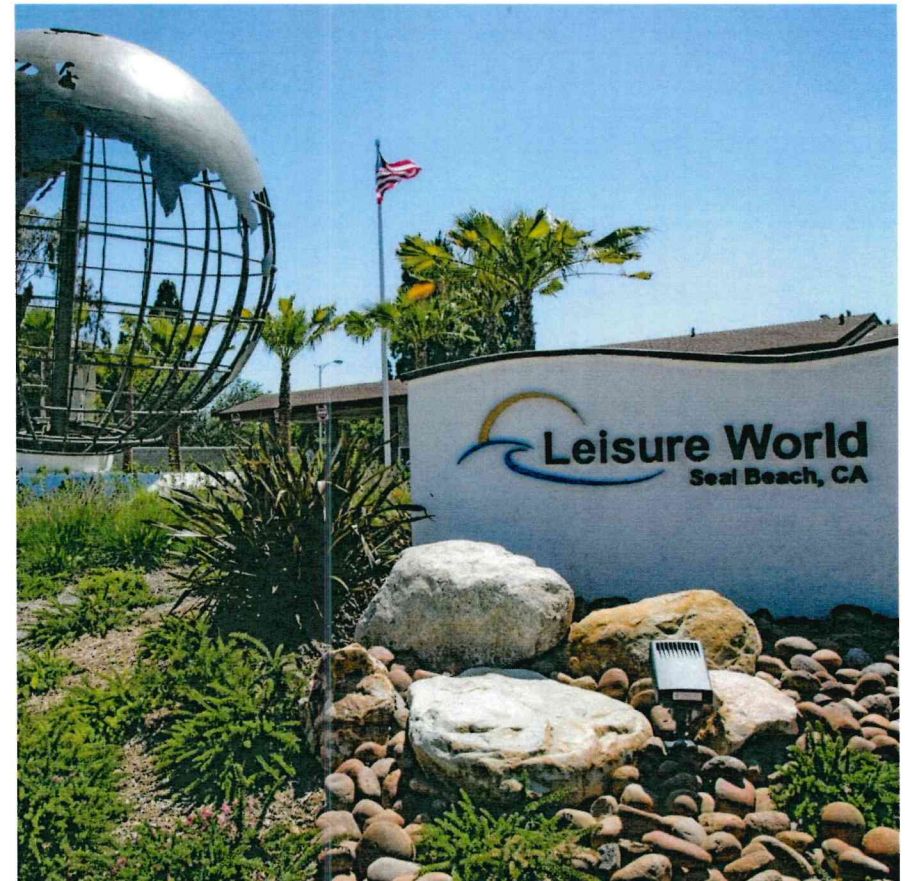


Serving the Leisure World Community

Commitment to a best-in-class health care center providing exceptional patient experience

Shaping the Future of your HealthCare and Health Care Center

Guided by collaboration with community health advisory committee



Modern HealthCare with Heart

Welcome Dr. Howard Bland



Howard K. Bland, MD, FAAFP

Family Medicine
Board Certified

Highlights

Languages spoken

- English
- Medical Spanish

Medical school

- Loyola University of Chicago, Stritch School of Medicine

Internship institute

- Long Beach Memorial Medical Center

Residency institute

- Long Beach Memorial Medical Center

Board certification

- Family Medicine

About Dr. Bland

From an early age, I was always fascinated with science and had a strong desire to help others. A career in medicine has given me the opportunity to pursue both passions.

Patients are responsible for their own health. It is my job to advocate for and educate my patients so they make educated decisions about their health. This leads to an overall healthier life.



Optum HCC Newsletter



Optum Health Care Center newsletter

- **Inside the end of year 2021 issue:**
 - Looking back at 2021
 - Looking forward to 2022
 - Getting to know your providers
 - Flu shot: What to know
 - Grecia Nunez, Senior Ambassador

Extra copies are available at the front desk of the HCC

Getting to Know Our Ophthalmology Team



Getting to know: Dr. Ajay Manchandia

The Health Care Center is excited to welcome Dr. Ajay Manchandia to our ophthalmology team. Dr. Manchandia recently shared some of his experiences with me.

Where did you grow up?

I grew up in Southern California.

Why did you pursue this specialty?

Ophthalmology is a good balance of clinical and surgical medicine and an ophthalmologist who provides good medical and surgical care can hugely impact a patient's quality of life in the long-term.

Where did you go to school?

I graduated from UC Berkeley and then went on to medical school at Drexel University College of Medicine. I completed my internship in Internal Medicine at the University of Pennsylvania Hospital and my ophthalmology residency at Temple University. Then, I moved back to Southern California for additional training as a pediatric ophthalmologist and strabismus surgeon at the Stein Eye Institute, UCLA.

What do you like to do outside the office?

My other hobbies include astronomy, photography, skiing, hiking, playing tennis and world travel.

For Dr. Manchandia, each patient is unique and deserves their own approach: "My philosophy to eye care includes a patient centric approach and to care for each and every patient as if I was caring for my own family."

Dr. Manchandia is fluent in English, Hindi and medical Spanish.

Calling All New Residents

- When: Thursday, January 20, 10-11:30 AM
- Where: In Front of Optum Conference Room (see below)
- Moved to Leisure World in the last few years? Let Optum & United Healthcare welcome you with a free housewarming gift!
- Open to all LW residents.
- No RSVP needed
 - Available to new patients, contact the HCC for availability



Flu Shot: What to know

Here are some things to know about this year's flu season:

- You can get your COVID-19 booster and flu shot at the same time
 - Booster Outreach calls will go out to patients within next few weeks; given at HCC
- The flu shot is stronger this year to help protect against different flu strains
- Keep on masking even if you have all your vaccines



Grecia Nunez - Optum HCC Senior Ambassador

Ask our senior ambassador

Our senior ambassador helps you find the right doctors so you get the most out of your health care. They teach the basics of Medicare and recommend resources to choose the best plan that's right for you. They also help seniors with questions about referrals, authorizations and services designed to keep members in the best of health.

You may have seen this friendly face around the community. This is Grecia Nuñez. She's the senior ambassador for the HCC. While she was with the Orange County Council on Aging, Grecia provided Medicare education for seniors and partnered with organizations in the community. She holds a master's degree in public health from California State University, Long Beach. Grecia is fluent in Spanish.



Grecia Nuñez

North Orange County, Seal Beach Leisure World and Long Beach
1-855-608-2051, TTY 711 | gnunez@optum.com

Contact us at Optum, formerly Monarch HealthCare

Customer service
1-877-222-7401, TTY 711

..... Español
1-877-466-6627, TTY 711

..... Vietnamese
1-888-662-7476, TTY 711

Health Care Center

Contact:

1-562-493-9581, TTY 711

optumcare.com/bettercare

Hours:

Monday through Friday
8 a.m.–5 p.m.

Upcoming Classes & Events

- Monthly Medicare Basics
- Nutrition Talks
- Diabetes Management
 - In-person & Zoom options
- Laughter Yoga
 - Every 2nd Wednesday at 1:30pm
- Mood Boost with Music

A Better Future Together!



Susan Hopewell and GRF Board,

My name is Anna Derby, Mutual Five shareholder and I've lived in this community for almost 30 years. I'm here to speak on behalf of Mini Farmers who terribly miss working with their plots to grow vegetables, especially for those that were their only way to get vegetables.

It is heartbreaking to see where the mini-farm is now from those Greenish well-grown vegetables covered to plots to cultivate in summer and fall, cherished homegrown vegetables to the kitchen to enjoy each time we had something to cook. Meantime, between GRF Board and GRF Recreation Committee, we Mini Farmers had to close their plot without any immediate plan to have precious Mini Farms anytime soon.

We're here asking the board to consider making a reasonable plan to keep the Mini Farm with a reasonable budget, also reasonable for Mini Farmers to get their farms back to grow vegetables and produces they enjoy immensely they've had in last few years.

We are totally aware of the cost and the best use of the space. Over 250 shareholders enjoy tremendously every day, spend a couple of hours can be compared to any other amenities everyone chooses to enjoy and it is speechless to express those satisfactions.

We understand to be used as mini-farms we need now to be ADA compliant. One suggestion we would like to bring is that consider a plan that just strips out all the current plots, grades the space so no steps or handrails are needed, marks out the plots with ADA compliant pathways, and install water lines as a starting point.

The next topic would be fencing due to the concern for theft. Then, GRF could put in a fence along the sidewalk and put in security gates so that only the farmers can access the area.

Either with or without that security fence, a second proposal could be to let the gardeners put in their own fences with GRF providing guidelines that don't make the fences too expensive. Since the fences are an expensive item, we think a good compromise is to let GRF fence along the sidewalk and the farmers do their own if they want them. Unfortunately, I haven't had a chance to go this far to get their agreement.

For opposing board members, I would like to bring your attention for example. We have state of art fitness center that invested a huge amount of funds to upgrade, refurbish entire equipment for the community to be used. It's an expensive facility that has to be staffed. Not a whole lot of proportion of residents use it. Same for the pool across the road. Users are essentially being subsidized by non-users. This is true here and everywhere else. If you choose not to use a service or benefit you are making your own bed. Lapidary room, Ceramic Room, Woodworking room in CH 1, pool tables in CH 1 and CH 2, shuffleboard,

Bocci, Pickle Ball, even in the golf course, usually same residents use the their favorites amenities.

Many residents will agree that the farms are a desired amenity and the farmers are just as important as the swimmers, weight lifters and woodworkers, and ceramics folks.

Here I'm asking you to consider taking a couple of plans that reasonable approach to bring our Mini Farm back to our mini farmers to cherish their beloved plots. It is important for the Board to stop shuffling the matter around and to take action immediately so the Mini-farmers have a chance to plant something in the Spring.

Sincerely,

Anna Derby

Anna Derby

Mutual Five shareholder

[Redacted signature]

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 December 2021 Committee meetings:

- Minutes of the Physical Property Committee Meeting of December 1, 2021
- Minutes of the GRF Administration Committee Meeting of December 2, 2021
- Minutes of the Finance Committee Meeting of December 20, 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
December 21, 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, December 21, 2021, in Clubhouse Four and via live stream.

PLEDGE OF ALLEGIANCE

Anna Derby and Carl Kennedy led the Pledge of Allegiance.

ROLL CALL

Following the roll call, Recording Secretary, Tia Makakaufaki reported that Directors Perrotti, Gambol, Geffner, Gerber, Thompson, Hopewell, Doderer, Levine, Melody, Friedman and Isom and were present.

Director Pratt, Snowden, Mandeville, Damoci and Massetti were present via Zoom.

Director of Human Resource, LeAnn Dillman and Mutual Administration Director, Jodi Hopkins were also present via Zoom.

Directors Ableser and Slutsky were absent.

Sixteen Directors participated, with a quorum of the voting majority.

The Director of Finance, Carolyn Miller, Facilities Director, Mark Weaver 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.

After a brief discussion regarding the emergency item to be added onto the agenda, Ms. Hopewell MOVED, seconded by Ms. Gambol and carried unanimously by the Director's present –

TO accept the emergency item regarding PayScale to be added
onto the agenda, as presented.

SERVICE ANNIVERSARIES AND EMPLOYEES OF THE MONTH

To minimize the number of required attendees at today's meeting, we are postponing the service awards and staff commendations.

SEAL BEACH COUNCIL MEMBER'S REPORT

Seal Beach Council member Sandra Massa Lavitt provided an update on the proceedings of the Seal Beach City council meeting.

HEALTH CARE CENTER ADVISORY BOARD UPDATE

The next update will be January 25, 2021, GRF Board of Directors 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 a comment at the meeting.

CONSENT AGENDA

The consent agenda included minutes of the • Minutes of the GRF Administration Board Committee Meeting of November 4, 2021 • Minutes of the Recreation Board Committee Meeting of November 1, 2021 • The minutes from November 23, 2021, GRF Board Meeting • the GRF Board Report dated December 21, 2021 • The acceptance of the Financial Statement, November 2021 • Approve Capital Funds Investment Purchase.

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.

Final report was read by Chair, Mrs. Damoci, Ms. Hopewell MOVED, seconded by Mr. Melody and carried unanimously by the Director's present –

TO accept the Management Ad hoc Committee's final report and
formally recognize the dissolution of the Committee.

Three Directors spoke on this motion.

NEW BUSINESS

GENERAL

Emergency Item – PayScale Contract

To discuss the approval of the PayScale contract. The pricing quoted in the proposal for salary data research and reporting is due to expire 12/31/2021. The purpose of adding PayScale is the ability to conduct independent salary searches throughout the year and providing strategic power of compensation analysis. PayScale provides relevant pay data to allow GRF to gain a competitive advantage under these unique market conditions without the financial burden of other salary surveys that can range from \$13,000 to \$20,000.

The cost of a one-year subscription/contract with PayScale is \$5,875. For further discussion, a (3) three-year subscription is available at the cost of \$5,000 per year for a total commitment of \$15,000. Prior to this year-end significant discount, the previously quoted annual subscription was \$6,700.

As stated in the GRF Administration Committee Charter, Section 4.11. Preview the Salary Survey or benchmark report at least every three (3 years), the addition of PayScale satisfies this requirement and can be performed throughout the year at a significant cost savings.

Ms. Gambol MOVED, seconded by Mr. Friedman present –

TO approve the PayScale contract for a one-year subscription contract at a cost not to exceed \$5,875. Funds to come from Operating Budget and authorized the President to sign the contract.

Motion passed with six no votes (Directors Snowden, Geffner, Thompson, Dodero, Levine and Isom).

Eleven Directors and the Human Resource Director spoke on the motion.

Workers' Compensation Policy Renewal

Our insurance broker, DLD Insurance, has reviewed our coverage and obtained bids from four carriers including our current carrier, Cypress Insurance Company, Berkshire Hathaway(BHHC).

The bids ranged from \$201,199 to \$283,000 with the lowest bid coming from BHHC, our current carrier. The 2022 budget for this expense is \$212,714.

Ms. Gerber MOVED, seconded by Mr. Melody and carried unanimously by the Director's present –

TO approve renewal of our policy for Workers' Compensation Coverage, with Cypress Insurance Company, Berkshire Hathaway Homestate Companies (BHHC), for the 2022 policy year, in the amount of \$201,199 and authorize the GRF President to sign the required documents.

Two Directors spoke on this motion.

Operational Funding Request - Emergency Supply

At the November 4, 2021 meeting of the GRF Administration Committee, the Committee approved to recommend the GRF Board of Directors to authorize purchase of emergency supplies not to exceed \$10,000, pending the determination of the Finance Committee on the availability of the funds.

Ms. Hopewell MOVED, seconded by Mr. Mandeville and carried unanimously by the Director's present –

TO approve the purchase of emergency supplies, not to exceed
\$10,000, from Operational Funding.

One Directors spoke on the motion.

Lease Agreement - Use Of Trust Property Located In Building Five

At the November 4, 2021 GRF Administration Committee meeting, the Committee voted to recommend the Board approve the use of Trust Property commonly identified as 248 square feet of space adjacent to the Café in Building Five to Golden Age Foundation (GAF). Space will be used by OC Social Service personnel from Adult Protective Services, The Council on Aging, and Alzheimer's of OC to provide social service assistance and support to Golden Rain Foundation Members with assistance from Golden Age Foundation and Golden Rain Foundation Member Resources & Assistance Liaison.

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

TO approve the lease of Trust Property commonly identified as 248
square feet of space adjacent to the Café in Building Five to GAF for
the annual lease rate of \$1.00. Space will be used by OC Social
Service personnel from Adult Protective Services, The Council on
Aging and Alzheimer's of OC to provide social service assistance
and support to GRF Members with assistance from GAF and GRF
Member Resources & Assistance Liaison. I further move to authorize
the President to sign.

Nine Directors, Facilities Director and Member Resource Liaison Assistant spoke on this motion.

Approval for Background Screening Service

At the December 2, 2021 meeting of the GRF Administration Committee, the Committee reviewed the background screening vendor. GRF has been using Employers Choice Screening as our primary resource for pre-employment, post-offer background screening services. This has been a cost-effective solution until recently. Effective December 5, 2021, there was a significant cost increase to each screening conducted.

The Committee unanimously approved to recommend to the Board, acceptance of the change of vendors based on the cost savings to the organization. Human Resources presented alternative providers and recommended this change in vendor. ADP (GRF's current payroll processing service provider) has been identified as the replacement.

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

TO approve the cancellation of services conducted by Employers Choice providing 30 days written notice upon approval and authorize the signing of an agreement by Human Resources Director with ADP for its Screening Solutions for Golden Rain Foundation's background screening vendor to begin as soon as implementation can be initiated.

One Director spoke on the motion.

Amend Policy 30-5092-3 BOD Censure Procedure

At the December 2, 2021 meeting of the GRF Administration Committee, the Committee moved to recommend the GRF Board of Directors amend policy 30-5092-3, BOD Censure Procedure, including the two thirds (2/3) vote chart.

Legal Review:

“The 2/3 vote is included to ensure that any decision to censure is supported by a super majority of the Board. However, this vote threshold by no means is required under GRF’s governing documents and the law. The vote percentage can be changed to a majority of the directors or even a majority of a quorum of the directors, which is what is required for any Board action. I typically use 2/3 in anticipation that a vote to censure a director will result in conflict or challenge and, as a result, having 2/3 of the directors supporting such a position sends a stronger message and brings more credibility to the Board’s decision.”

Mrs. Perrotti MOVED, seconded by Ms. Gambol and carried unanimously by the Directors present –

TO amend 30-5092-3, BOD Censure Procedure, amending language throughout the document also including the two thirds (2/3) vote chart, as presented.

Three Directors spoke on this motion.

PHYSICAL PROPERTY COMMITTEE

Reserve Funding Request - HVAC In Clubhouse Six Upstairs

It has been requested to replace the upstairs HVAC systems at Clubhouse Six per the recommended specifications by SPEC Engineering. A Request for Proposal was sent out to four contractors two contractors provided quotes for this project and two contractors said the job was too big for their crew’s. The proposals are as follows:

Country Heating and Air Inc	\$229,321
Pro West Mechanical Inc	\$236,627
Alpine	No Bid
Greenwood	No Bid

At the November 4, 2021 Physical Property Committee, the Committee reviewed the bids and recommends the GRF Board of Directors to award the contract to Country Heating and Air Inc., at the cost of \$229,321, adding a 10% contingency of \$22,932, for permits and any extras for a total cost not to exceed \$252,253, after review by the Finance Committee.

Mr. Melody MOVED, seconded by Ms. Levine –

TO award a contract to County Heating and Air Inc, to replace the HVAC systems at Clubhouse Six upstairs per the recommended specifications by SPEC Engineering for a cost of \$229,321 and adding a 10% contingency \$22,932 for permits and any unseen extras, total cost not to exceed \$252,253. Funding from Reserves and authorize the President sign the contract.

Motion passed with six no votes (Directors Perrotti, Gambol, Pratt, Snowden, Gerber and Hopewell).

Eleven Directors and Facilities Director spoke on this motion.

Capital Funding Request – Aquatic Center

At the December 1, 2021 meeting of the Physical Property Committee, the Committee moved to recommend the GRF Board approve additional Capital Funding in the amount of \$1,325,000 to complete the Aquatic Center Locker and Equipment Rooms project and authorize the President to sign the needed contracts and send to Finance for review of available funding.

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

TO approve additional Capital Funding in the amount of \$1,325,000 to complete the Aquatic Center Locker and Equipment Rooms project and authorize the President to sign the needed contracts.

Five Directors spoke on this motion.

RECREATION COMMITTEE

Final Vote - Amend Policy 70-1429.02-1 Golf Course Rules

At the October 26, 2021, meeting of the GRF Board of Directors, the Board voted to tentatively amend 70-1429.02-1 Golf Course Rules, pending a 28-day notice period to Foundation members. The document draft was published in the October 28 edition of the LW Weekly. Members were welcomed to submit their comments or questions to the Board Office on this matter. This process is recommended in accordance with Civil Code §4360.

No correspondence was received during the 28-day notification to the membership period.

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

TO amend policy 70-1429.02-1 Golf Course Rules, updating document language, adding no dogs allowed on the golf course and Authorized Residents not playing shall not cross the golf course, as presented.

Two Directors spoke on this motion.

SECURITY, BUS AND TRAFFIC COMMITTEE

Capital Funding Request - Speed Cushions

After a brief discussion, the committee concurred to send this item back to Security, Bus and Traffic Committee and Physical Property Committee.

BOARD MEMBER COMMENTS

Three Director offered a comment.

ADJOURNMENT

The meeting was adjourned was at 12:03 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.



January 25, 2022

Approved Consent Agenda

MOVED and approved the consent agenda included Minutes of the Recreation Committee Meeting of November 1, 2021 • Minutes of the Physical Property Committee Meeting of November 3, 2021 • Minutes of the GRF Administration Committee Meeting of November 4, 2021 • Minutes of the GRF Board Meeting from November 23, 2021 • The acceptance of the Financial Statement, November 2021 • Approval Capital Funds Investment Purchase.

AD HOC Report – Dissolution of Management Service and Contract Ad Hoc Committee

MOVED to accept the Management Service and Contract Ad hoc Committee's final report and formally recognize the dissolution of the Committee.

GENERAL - Emergency Item – Approve the Non-Budgeted Operating Funds for PayScale Contract

MOVED to accept the emergency item regarding PayScale to be added to the agenda, as presented.

GENERAL – Emergency Item – Approve the Non-Budgeted Operating Funds for PayScale Contract

MOVED to approve the PayScale contract for a one-year subscription contract at a cost not to exceed \$5,875. Funds to come from Operating Budget and to authorize the President to sign the contract.

GENERAL – Workers Compensation Policy Renewal

MOVED to approve renewal of our policy for Workers' Compensation Coverage, with Cypress Insurance Company, Berkshire Hathaway Homestate Companies (BHHC), for the 2022 policy year, in the amount of \$201,199 and authorize the GRF President to sign the required documents.

GRF Administration Committee - Capital Funding Request - Emergency Supply

MOVED to approve the purchase of emergency supplies, not to exceed \$10,000, from Operational Funding.

GRF Administration Committee – Approval 40-1500-6, Council on Aging (GAF) – Lease Agreement

MOVED to approve the lease of Trust Property commonly identified as 248 square feet of space adjacent to the Café in Building Five to GAF for the annual lease rate of \$1.00. Space will be used by OC Social Service personnel from Adult Protective Services, The Council on Aging and Alzheimer's of OC to provide social service assistance and support to GRF Members with assistance from GAF and GRF Member Resources & Assistance Liaison. I further move to authorize the President to sign.

GRF Administration Committee - Approval for Background Screening Service

MOVED to approve the cancellation of services conducted by Employers Choice providing 30 days written notice upon approval and authorize the signing of an agreement by Human Resources Director with ADP for its Screening Solutions for Golden Rain Foundation's background screening vendor to begin as soon as implementation can be initiated.

GRF Administration Committee - Amend Policy 30-5092-3, BOD Censure Procedure

MOVED to amend 30-5092-3, BOD Censure Procedure, amending language throughout the document also including the two thirds (2/3) vote chart, as presented.

Physical Property Committee - Reserve Funding Request – HVAC in Clubhouse Six, Upstairs

MOVED to award a contract to County Heating and Air Inc, to replace the HVAC systems at Clubhouse Six upstairs per the recommended specifications by SPEC Engineering for a cost of \$229,321 and adding a 10% contingency \$22,932 for permits and any unseen extras, total cost not to exceed \$252,253. Funding from Reserves and authorize the President sign the contract.

Physical Property Committee – Capital Funding Request – Aquatic Center

MOVED to approve additional Capital Funding in the amount of \$1,325,000 to complete the Aquatic Center Locker and Equipment Rooms project and authorize the President to sign the needed contracts.

Recreation Committee - FINAL VOTE - Amend Policy 70-1429.02-1, Golf Course Rules

MOVED to amend policy 70-1429.02-1 Golf Course Rules, updating document language, adding no dogs allowed on the golf course and Authorized Residents not playing shall not cross the golf course, as presented.

Security, Bus & Traffic Committee – Capital Funding Request – Speed Cushions

CONCURRED to send back to Security, Bus and Traffic Committee and Physical Property Committee.

Recap of GRF Committees' Activity

January 2022

January 6, 2022, GRF Administration Committee

- CONCURRED that the Safety/Emergency Coordinator provided updated information on the emergency supply storage options and recommended to purchase items presented on the agenda packet pages 14-18, for a cost not to exceed \$10,000 dollars.
- CONCURRED by the Committee to request the Safety/Emergency Coordinator bring back the cost on a 16-foot trailer and quotes on possible replacement sheds. Also, information on the Blue Can 50 Year Life Water for purchase by Shareholders.
- CONCURRED by the Committee to review governing document 30-5155-3, Plan Investment Administrative Committee at a work study and bring back to the next scheduled meeting.
- CONCURRED to review the glossary of terms at a Sub-Committee for the GRF Board and bring back to the next scheduled meeting.
- CONCURRED the Committee discussed the training for mutual Board Directors by department heads. No action was taken pending additional information to be presented at the next scheduled meeting. Information on this training will be compiled by the Chair and presented to the committee next month.
- CONCURRED by the Committee to take no action and review all Governing Documents at a work study.

January 14, 2022, Finance Committee

- MOVED and recommended the GRF Board authorize the purchase of brokered CDs through Morgan Stanley totaling \$871,000 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 inform that the Finance Committee has determined: • Reserve Funds, in the amount of \$24,594, are available and have directed the Director of Finance to place a temporary hold on these funds, pending Board action on the proposed replacement of Lobby Carpet at Clubhouse Two.
- MOVED and recommended the GRF Board inform that the Finance Committee has determined: • Reserve Funds, in the amount of \$88,463, are available and have directed the Director of Finance to place a temporary hold on these funds, pending Board action on the proposed project at St. Andrews/Northwood drainage issues.
- MOVED and recommended the GRF Board inform that the Finance Committee has determined the two following options: • Capital Funds, in the amount of \$75,493, are available and have directed the Director of Finance to place a temporary hold on these funds, pending Board action on the proposed purchase, installation, and service of vehicle charging stations at St Andrews Gate. OR • Capital Funds, in the amount of \$75,493, are available and have directed the Director of Finance to place a temporary hold on these funds, pending Board action on the proposed Lease, of vehicle charging stations at St Andrews Gate.
- MOVED and recommended the GRF Board amend 40-5528-1, Refund of Excess Income, as amended.

January 10, 2022, Mutual Administration Committee

- CONCURRED to have select committee members meet in a work study to review the 2022 Senior Resource Guide. This item will come back next month.
- CONCURREED Fenn Termite and Pest Control representative, Mr. Bernardo Garcia, provided updates for the community.
- Moved and recommended to the Mutual Administration Committee allow Member Resource & Assistance Liaison to plan and facilitate the Life Options Expo on July 29, 2022, the budget not to exceed \$400.00 which includes refreshments, water, coffee supplies, napkins, and decorations and forward to the Board for approval.

December 5, 2022, Physical Property Committee

- MOVED and recommended the GRF Board approve the Electric Vehicle Charging Stations at the St. Andrews parking area, for a total cost not to exceed \$75,000 including a 20% contingency, Capital funding, pending review by the Finance Committee and with approval by Southern California Edison for the seven charging stations/and or approve the purchase of leasing.
- MOVED to reject Woodshop in Clubhouse One the proposal in the agenda packet.
- CONCURRED by the Committee to create a Sub-Committee for the Woodshop and be comprised of the following members: Mr. Melody- Chair, Mrs. Damoci, Mr. Friedman, Mr. Geffner, Ms. Levine-Resident Specialist Arts League and two Supervisors from the Woodshop.
- MOVED and recommended the GRF Board approve the Traffic Circle Feasibility Study proposal in the amount of \$10,7000, Capital Funding, after review by the Finance Committee. Committee MOVED to rescind the previous motion and forward the Traffic Circle Feasibility Study proposal to the SPAH Committee.

- MOVED to recommend the GRF Board approve the North Gate Road in Northwood and St. Andrews Drive area Traffic Circulation Review in the amount of \$9,800, Capital funding, pending review by the Finance Committee.
- CONCURRED by the Committee to discuss and forward Main Gate Traffic Circulation Review to SPAH Committee.
- MOVED and recommended the GRF Board approve the proposal from MJ Jurado, at a cost not to exceed \$80,421.00 with a 10% contingency, Reserve Funding, pending review by the Finance Committee.
- CONCURRED by the Committee to have the Facilities Director provide an update on the pool via LW Live.
- CONCURRED by the Committee to have the Physical Property Manager bring back additional information on Palm Trees – Clubhouse Six to the next scheduled meeting.
- CONCURRED the Committee to have the Facilities Director bring back additional information on Flashing Stop Signs recommended by Security, Bus & Traffic to the next scheduled meeting.
- MOVED to add Clubhouse Two-Carpet in Lobby as an emergency agenda item. The Committee moved and recommended the GRF Board approve the proposal from Cornerstone Floors, at a cost not to exceed \$22,358 with a 10% contingency, Reserve Funding, pending review by the Finance Committee.

January 3, 2022, Recreation Committee

- CONCURRED by the Committee to have the Recreation Manager bring back additional information to the next scheduled meeting.
- CONCURRED by the Committee to have the Recreation Manager bring back information regarding the Clubhouse Two Renovation to the next scheduled meeting.
- CONCURRED by the Committee to table Booking an Agent for Amphitheater Shows until August.

January 12, 2022, Security, Bus & Traffic Committee

- CONCURRED by the Committee to have the GRF President respond to Shareholders with their concerns with the Gate Access System.
- CONCURRED by the Committee to have the Security SERVICES Director place an article in the Leisure Emergency Contact Form.
- CONCURRED by the Committee to discuss the contracted/off-site and on-site bus service agenda item. No action was taken pending additional information to be presented at the next scheduled meeting.
- CONCURRED by the Committee to discuss the parking tickets on hold, agenda item. No action was taken pending additional information to be presented at the next scheduled meeting.
- CONCURRED by the Committee discussed the replacement of buses agenda item. No action was taken pending additional information to be presented at the next scheduled meeting.
- MOVED and recommended the GRF Board accept the revised Speed Cushions proposal, in the amount of \$9,600, Capital Funding.
- CONCURRED by the Committee to have the Security Services Director get additional information and forward to the PPC Committee. The Committee moved to forward to the Physical Property Committee that a review be done for a stand for the point person at the main gate.

Financial Recap – December 2021

As of the twelve-month period ended December 2021, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$1,100,980.

Major variances are:

Wages, Taxes & Benefits	\$945,141	Favorable: Wages \$579K; P/R Taxes \$45K; Workers' Comp \$79K; 401(k) ER Match \$29K; Group Ins \$213K; average FTE < budget by 19.0 FTEs
Agency Fees	(281,587)	Unfavorable: Temporary help to fill key positions
Materials & Supplies	(67,748)	Unfavorable: Photo ID printing; COVID vaccine clinic
Professional Fees	(96,547)	Unfavorable: Unexpected legal expenses
Community Entertainment	55,579	Unfavorable: Budgeted events were not scheduled
Publication Printing	106,609	Favorable: Decrease in printing rates
Write-offs	(57,726)	Unfavorable: Year-end inventory write-offs
Certificate Prep Fees	97,400	Favorable: Unit sales exceeds budget
Rental Income	221,199	Favorable: Unit sales exceeds budget
Other Income	113,977	Favorable: 2020 income tax refunds \$23K; permit income \$36K; Lost member ID card \$31K; Other \$24K
News Advertising Income	141,461	Favorable: Display, Front Footer & Telephone book
SRO Labor Cost Recovery	(139,159)	Unfavorable: Less billable hours than budgeted

	Fund Balance	Allocated For Current Projects	Allocated For Future Projects	For details, see page
Reserve Funds				
Repairs & Replacements	\$11,780,045	\$645,036	\$11,135,009	7

	Fund Balance	Allocated Funds	Unallocated Funds	For details, see page
Capital Funds				
Capital Improvements	\$3,147,920	\$1,095,143	\$2,052,777	8

Total year-to-date approved unbudgeted operating expenses are \$177,936.



BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE
SUBJECT: ACCEPTANCE OF THE INTERIM DECEMBER 2021 FINANCIAL STATEMENTS
DATE: JANUARY 25, 2022
CC: FILE

At the January 14, 2022 meeting of the Finance Committee, 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 December 2021 interim financial statements for audit.

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

Financial Recap – December 2021

As of the twelve-month period ended December 2021, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$1,100,980.

Major variances are:

Wages, Taxes & Benefits	\$945,141	Favorable: Wages \$579K; P/R Taxes \$45K; Workers' Comp \$79K; 401(k) ER Match \$29K; Group Ins \$213K; average FTE < budget by 19.0 FTEs
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Total year-to-date approved unbudgeted operating expenses are \$177,936.

P.O. Box 2069
Seal Beach CA 90740

Description			
	Current Assets:		
	Cash & cash equivalents	314,281	
1122000	Non-Restricted Funds	439,121	
	Receivables	478,415	
	Prepaid expenses	696,708	
1154100	Deferred Lease Revenue	8,749	
	Inventory of maintenance supplies	419,216	

	Total Current Assets		2,356,490
	Designated deposits		
1211000	Contingency Operating Fund	1,000,000	
	Reserve Fund	11,780,045	
1212500	Capital Improvement Fund-GRF	3,147,920	

	Total designated deposits		15,927,966
	Notes Receivable		
1411000	Notes Receivable	76,004	

	Total Notes Receivable		76,004
	Fixed Assets		
	Land, Building, Furniture & Equipment	40,966,107	
	Less: Accumulated Dep'n	(24,362,966)	

	Net Fixed Assets		16,603,141
	Other Assets		-----
	Total Assets		34,963,602
			=====

P.O. Box 2069
Seal Beach CA 90740

Description			
Liabilities & Equity			
Current Liabilities:			
	Accounts payable	420,992	
	Project Commitments	963,816	
	Prepaid Deposits	53,096	
	Accrued payroll & payroll taxes	456,537	
	Unearned Income	36,496	
2140000	Deferred Revenue-Other	7,997	
	Accrued expenses	157,987	

	Total Current Liabilites	2,096,921	
	Total Liabilities		2,096,921
Equity			
Mutuals' Beneficial Interest			
3211000	Contingency Operating Reserve Equity	1,000,000	
3212000	Reserve Equity	11,741,022	
3394000	Capital Fund Equity	2,184,105	
3310000	Beneficial Interest in Trust	17,857,696	

	Total Mutuals' Beneficial Interest		32,782,823
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	26,736	

	Total Excess Income		26,736
3920000	Dep'n & Amortization		(6,194,530)
	Net Stockholders' Equity		32,866,680

	Total Liabilities & Stockholders' Equity		34,963,602
			=====

Golden Rain Foundation
Cash Flow Activity - All Reserves
For the Period Ended December 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		500,000			500,000
Funded: Amenities Fees collected (705)		1,437,157	1,437,157		2,874,314
Funded: M17 Lease Fees collected (22)		5,450	5,450		10,900
Funded: Interest on Funds		59,533	5,904		65,437
Expenditures		(1,460,672)	(848,251)		(2,308,923)
Legal Settlement			(550,000)		(550,000)
Donations		-	10,306		10,306
Transfers to/from Funds	-				-
Net Monthly Activity				359,972	359,972
Balance 12/31/2021	1,000,000	11,780,045	3,147,920	439,121	16,367,086
Net Activity	-	541,468	60,566	359,972	962,006

Golden Rain Foundation

Cash Flow Activity - All Reserves

For the Month of December 2021

	Contingency Operating Fund	Reserve Fund	Capital Improvement Fund	Nonrestricted Funds	Total
Balance 11/30/2021	100,000	11,490,554	3,319,609	557,383	15,467,547
Funded: Assessments		41,667			41,667
Funded: Amenities Fees collected	(59)	121,747	121,747		243,493
Funded: M17 Lease Fees collected	-				-
Funded: Interest on Funds		5,940	79		6,019
Expenditures		120,138	(293,515)		(173,377)
Transfers between funds	900,000				900,000
Net Monthly Activity				(118,262)	(118,262)
Balance 12/31/2021	1,000,000	11,780,045	3,147,920	439,121	16,367,086
Net Activity	900,000	289,491	(171,689)	(118,262)	899,540

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

SELECTED BALANCE SHEET ITEMS

	Current Balance	Prior Month	Increase (Decrease)
Cash In Bank	753,402	1,127,522	(374,120)
Current Assets	18,284,456	18,714,123	(429,667)
Current Liabilities	2,096,921	2,527,130	(430,209)
Current Ratio	8.72	10.25	
Designated Deposits:	15,927,966	14,910,164	1,017,802
Reserve Fund			
Capital Improvement Fund			
Contingency Operating Fund			

RESULT OF OPERATIONS

Current Month	Actual	Budget	Variance	%
Income	1,422,047	1,437,173	(15,126)	(1.05)
Expense	1,619,070	1,480,947	(138,123)	(9.33)
Net Materials Recovery(Pass Thru)	0	0	0	
Excess Income or (Expense)	(197,023)	(43,774)	(153,249)	
Year To Date	Actual	Budget	Variance	%
Income	17,368,622	16,964,050	404,572	2.38
Expense	16,267,642	16,964,050	696,408	4.11
Net Materials Recovery(Pass Thru)	0	0	0	
Excess Income or (Expense)	1,100,980	0	1,100,980	

Full Time Equivalents		
For the Month	Average YTD	Planned - 2021
144.03	137.32	156.33

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE
SUBJECT: RESERVE FUNDS INVESTMENT PURCHASE
DATE: JANUARY 25, 2022
CC: FILE

At the January 14, 2022 meeting of the Finance Committee, 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 Board authorize the purchase of brokered CDs through Morgan Stanley totaling \$871,000 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.

I move to approve the purchase of brokered CDs through Morgan Stanley totaling \$871,000 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.

Reserve Funds Investment Ladder as of December 31, 2021

Term	Maturity Month	Investment Amount	Rate	Loc
0	Jan-22	510,000	0.05%	U
1	Feb-22	795,000	0.10%	U/M
2	Mar-22	1,155,000	0.05%	U/M
3	Apr-22	285,000	0.10%	U
4	May-22	1,250,000	0.05%	U
5	Jun-22	445,000	0.05%	U
6	Jul-22	245,000	0.10%	U
7	Aug-22	1,510,000	0.08%	U/M
8	Sep-22	-		
9	Oct-22	80,000	0.05%	U
10	Nov-22	345,000	0.17%	U/M
11	Dec-22	200,000	0.10%	U
12	Jan-23	-		
13	Feb-23	490,000	0.10%	U/M
14	Mar-23	-		
15	Apr-23	245,000	0.15%	U
16	May-23	505,000	0.30%	M
17	Jun-23	400,000	0.25%	U
18	Jul-23	-		
19	Aug-23	145,000	0.15%	U
20	Sep-23	-		
21	Oct-23	225,000	0.40%	U
22	Nov-23	-		
23	Dec-23	-		
24	Jan-24	-		
25	Feb-24	-		
26	Mar-24	-		
27	Apr-24	-		
28	May-24	-		
29	Jun-24	-		
30	Jul-24	-		
31	Aug-24	-		
32	Sep-24	-		
33	Oct-24	-		
34	Nov-24	-		
35	Jun-25	50,000	0.60%	M
36	Jul-25	-		
44	Aug-25	-		
80	Jun-28	200,920	Index	U

* New purchases authorized in prior month



BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: SUSAN HOPEWELL, GRF PRESIDENT (CM)
SUBJECT: RESERVE FUNDING REQUEST – SERVER REPLACEMENT
DATE: JANUARY 25, 2022
CC: FILE

Emergency, reserve funding – server replacement.

Emergency Defined. An emergency is defined as "circumstances that could not have been reasonably foreseen by the board, that require immediate attention and possible action by the board, and that, of necessity, make it impracticable to provide notice." (Civ. Code §4930fd)(1).)

In September 2021, our managed service provider (MSP), Konica, identified an urgent need to replace a 12-year-old Dell Power Edge R710 server. The installation of the new sever will also replace outdated backup software from Synology to Veaaam. Konica suggested retaining Synology for local back up with Veaaam supporting the cloud and disaster recovery functions. Total cost to replace these critical components was \$9,171.69 Konica, Daniel, and Randy viewed this as an imminent need, and therefore authorized the purchase and installation of the hardware and software.

Per the terms within the Civil Code, the replacement of the server and software represents an emergency replacement need. The Executive Director took emergency action to replace the server.

I move to ratify the emergency action and associated reserve expenditure, in the amount of \$9,171.69, for the replacement and installation of a new server and related software from Konica Minolta.



All Covered 
IT SERVICES FROM KONICA MINOLTA

INVOICE

CUSTOMER:

MAKE CHECK PAYABLE TO:

GOLDEN RAIN FOUNDATION
 13531 ST ANDREWS DR
 SEAL BEACH, CA 90740-4701

Konica Minolta Business Solutions
 Dept. LA 22988
 Pasadena, CA 91185-2988

Thank You for your prompt payment

All fees are in U.S. currency

We reserve the right to suspend service for customers with balances over 45 days

INVOICE DATE	INCLUDE THIS INVOICE NUMBER WITH YOUR PAYMENT	TERMS
11/08/2021	1018593	Net 30

YOUR PO NUMBER	PROJECT NAME
REQ000004830008	GOLDEN RAIN FOUNDATION

#	DESCRIPTION (Order# 346311)	QTY	PRICE	SUBTOTAL	SHIPPING	TAX	TOTAL
1	HPE ProLiant DL380 Gen10 8SFF prebuilt server Config 1 XeonS 4110 2.1GHz, 32GB2Rx4 PC4-2666V-R, 4xHP1TB 7.2kSC2.5 6G SATAHDD, 2x800W Pwr Sply, iLO Adv 3 Yr HPE DL380 Gen10 8SFF CTO Server SN: 2M200706RS 1 868703-B21 HPE ProLiant DL380 Gen10 8SFF Configure to- order Server 1 826846-L21 XeonS 4110 2.1GHz 1P8C FIO OEM DL380G10 2 815100-B21 HPE 32GB 2Rx4 PC4-2666V-R Smart Kit 1 804331-B21 Smart Array P408i-a SR Gen10 1 P01366-B21 Smart Storage Battery 96W 145mm 4 655710-B21 HP 1TB 7.2k SC 2.5 6G SATA HDD 1 652497-B21 HP Ethernet 1Gb 2-port 361T NIC 2 865414-B21 800W FS Platinum LH Pwr Sply 1 864279-B21 Trusted Platform Module (TPM) 2.0 option 1 733660-B21 2U SFF Easy Install rack rail 1 BD505A HP iLO Advanced 3yr TS U 1-Srv Lic 1 AF572A 100V Power Cable Option 1 872108-B21 TPM Platform Module (TPM) 1.2 FIO	1.00	6,021.60	6,021.60		526.89	6,548.49
4	Shipping				26.00		26.00
	Totals			6,021.60	26.00	526.89	6,574.49

INVOICE TOTAL **6,574.49**

**Note: HPE Server & licenses

12 / 16 / 2021

Contact Information:

Technical / Help Desk: Support@allcovered.com or (877) 224-8911

Sales / Account Management / Billing Questions: Billing@allcovered.com

Server for backup components.

RECEIVED

16 2021

ACCOUNTS PAYABLE

TITLE	Konica Minolta Business Solutions Invs 1015735 & 1018593
FILE NAME	bill (002).pdf, bill (001).pdf
DOCUMENT ID	53d7611393f46c0ebb75575cb517efbbc36c2ddd
AUDIT TRAIL DATE FORMAT	MM / DD / YYYY
STATUS	<ul style="list-style-type: none"> Completed

Document History

 SENT	12 / 14 / 2021 19:35:52 UTC	Sent for signature to Seth Iskenderian (support@lwsb.com) from grfap@lwsb.com IP: 72.34.21.146
 VIEWED	12 / 16 / 2021 14:56:17 UTC	Viewed by Seth Iskenderian (support@lwsb.com) IP: 76.82.145.178
 SIGNED	12 / 16 / 2021 14:58:08 UTC	Signed by Seth Iskenderian (support@lwsb.com) IP: 76.82.145.178
 COMPLETED	12 / 16 / 2021 14:58:08 UTC	The document has been completed.

Carolyn Miller

From: Randy L. Ankeny
Sent: Wednesday, December 22, 2021 2:22 PM
To: Carolyn Miller
Subject: Fw: Randy Ankeny - Server Replacement

From: Randy L. Ankeny
Sent: Friday, September 17, 2021 10:28 AM
To: GRF Board
Cc: Daniel Fabian; Carolyn Miller
Subject: Randy Ankeny - Server Replacement

Dear GRF Board

Our Managed Service Provider, Konica, has identified an urgent need to replace a 12-year-old Dell Power Edge R710 server. The installation of the new sever will also replace outdated backup software from Synology to Veeam. Konica suggest retaining Synology for local back up with Veeam supporting the cloud and disaster recover functions. Total cost to replace these critical components is *estimated at \$15,961. Konica, Daniel, and I view this as an imminent need, with this email serving as notice to the Board:

- Per terms within the Civil Code, the replacement of the sever and software represent emergency replacement need,
- This email shall serve as required notice to the Board to commence required actions in the replacements,
- approval will be given to Konica to replace the items.
- at the September 28th Board meeting an action request will be on the BOD agenda to ratify the action.

*estimated = Konica has provided an estimate of the time required, labor estimate is based on known conditions, should unknown conditions develop final labor cost may be higher.

Randy Ankeny

Executive Director
Golden Rain Foundation
PO Box 2069, Seal Beach, CA 90740



📞 (562) 431-6586, ext. 312 | ✉ randya@lwsb.com | 🌐 www.lwsb.com



All Covered 
SERVICES FROM KONICA MINOLTA

INVOICE

CUSTOMER:

MAKE CHECK PAYABLE TO:

GOLDEN RAIN FOUNDATION
13531 ST ANDREWS DR
SEAL BEACH, CA 90740-4701

Konica Minolta Business Solutions
Dept. LA 22988
Pasadena, CA 91185-2988

Thank You for your prompt payment

All fees are in U.S. currency

We reserve the right to suspend service for customers with balances over 45 days

INVOICE DATE	INCLUDE THIS INVOICE NUMBER WITH YOUR PAYMENT	TERMS
10/21/2021	1015735	Net 30

YOUR PO NUMBER	PROJECT NAME
REQ000004830008	GOLDEN RAIN FOUNDATION

#	DESCRIPTION (Order# 346311)	QTY	PRICE	SUBTOTAL	SHIPPING	TAX	TOTAL
2	Veeam Backup & Replication Universal License Upfront Billing License (1 year) + Production Support - 10 instances - includes Enterprise Plus Edition features	1.00	1,240.00	1,240.00			1,240.00
3	Microsoft Windows Server 2019 Standard License - 2 cores - Open License - Single Language	8.00	156.00	1,248.00		109.20	1,357.20
Totals				2,488.00		109.20	2,597.20

INVOICE TOTAL

2,597.20

12 / 16 / 2021

**Note: HPE Server & licenses

6422000

934

2111700

Contact Information:

Technical / Help Desk: Support@allcovered.com or (877) 224-8911

Sales / Account Management / Billing Questions: Billing@allcovered.com

Veeam License for backups and windows
2019 server licensees 3 of them.



RECEIVED

DEC 16 2021

ACCOUNTS PAYABLE

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STATUS	<ul style="list-style-type: none"> Completed

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Randy Ankeny
Executive Director
Golden Rain Foundation
PO Box 2069, Seal Beach, CA 90740



☎ (562) 431-6586, ext. 312 | ✉ randya@lwsb.com | 🌐 www.lwsb.com

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: SUSAN HOPEWELL, GRF PRESIDENT
SUBJECT: ESTABLISHMENT OF AD HOC COMMITTEE
DATE: JANUARY 25, 2022
CC: FILE

Ad hoc Committees:

- a. Ad hoc committees are temporary committees established by the BOD to address specific issue.
- b. Ad hoc committees created for a specific purpose continue to exist until the duty assigned to them is accomplished. For example, a committee preparing recommendations for redecorating the lobbies would continue its work despite the election of a new board.
- c. Once an assigned project has been completed, the committee automatically dissolves unless the board assigns additional projects to the committee.
- d. Ad hoc committees have no power to make decisions

Bulk Cable Ad Hoc Committee

The GRF contract with Superwire expires in June 2022, with a six-month transition option to December 31, 2022. There is a need to reestablish the Bulk Cable Ad Hoc Committee to gather current information from cable providers regarding costs and available services.

General function and requirement of the Committee:

1. Review Committee's results from previous Committee criteria and responses.
2. Request current costs and available services from appropriate vendors
3. The committee is not authorized to sign a contract or make any commitment on behalf of GRF or the Mutuals for any services.
4. Present final report to GRF Board by May 2022.

1st Motion

Pursuant to state statute (Corp. Code § 7210; Corp. Code §7212(c)) and Article VII of the Bylaws of the Golden Rain Foundation, I MOVE to approve and thereby establish the Bulk Cable Ad hoc Committee and grant to the Ad hoc Committee limited authority specifically stated within GRF governing documents, policies, or other authority as granted by the BOD or as state within this policy.

2nd Motion

In accordance with Article VIII of the Bylaws, Ad hoc Committee chair and members shall be appointed by the GRF President and approved by action of the BOD in accordance with policy 30-5024-1, Committee Structure, MOVE to approve the appointment of Nick Massetti, Chair, Lee Melody, Larry Slutsky, Paula Snowden, and Carol Levine to the Bulk Cable Ad hoc Committee.



BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE
SUBJECT: AMEND RULE 40-5528-1 REFUND OF EXCESS INCOME
DATE: JANUARY 25, 2021
CC: FILE

At the January 14, 2022, meeting of the Finance Committee, the Committee moved to recommend the GRF Board of Directors amend policy 40-5528-1, Refund of Excess Income to add another option for distribution of the funds.

I move to amend 40-5528-1, Refund of Excess Income, as follows:

1. Remove "the entire amount" from item 2 which will now read Refund to the Mutual Corporations.
2. Add new item 4: Retain in GRF Operating Fund.
3. Amend item 5 to read: A combination of Options 1, 2, 3, 4 or 5.



Refund of Excess Income

The Golden Rain Foundation (GRF) shall eliminate its excess fiscal year, operations budget income, less monetary donations transferred to the Capital fund, by one of the following methods:

1. Funding requirements under 40-5540-1, Contingency Operating Fund; or
2. Refund ~~the entire amount~~ to the Mutual Corporations; or
- ~~3.~~ 3. Transfer to Reserves; ~~or~~
- ~~3.4.~~ 4. Retain in GRF Operating funds; or
- ~~4.5.~~ 5. A combination of Options 1, 2, ~~or~~ 3 or 4.

Should the GRF elect to retain an amount for future unbudgeted expenditures, the total accumulated amount so retained shall not exceed the limit authorized by the Board per Policy 40-5540-1, Contingency Operating Fund.

Document History

Adopted:	01 Sep 76	Amended:	09 Feb 82	Revised:	13 Aug 85
Effective:	31 Dec 85	Amended:	23 Feb 88	Amended:	19 May 98
Amended:	16 Mar 99	Rewritten:	20 Aug 02	Amended:	28 Oct 14
Amended:	23 Oct 18	Amended:	23 Jul 19	Amended:	24 Sep 19
GDC	05 Feb 20	Reviewed:	19 Oct 20	Amended:	23 Mar 21

Keywords: Finance Refund Excess Income



BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE
SUBJECT: **FINAL VOTE** – AMEND POLICY 40-5061-2 FEES
DATE: JANUARY 14, 2022
CC: FILE

At the November 15, 2021 meeting of the Finance Committee, the Committee moved to recommend the GRF Board of Directors amend 40-5061-2, Fees.

At the November 23, 2021 meeting of the GRF Board of Directors, the Board voted to tentatively amend 40-5061-2 – Fees, pending a 28-day notice period to Foundation members. The document draft was published in the December 2nd edition of the *LW Weekly*. Members were welcomed to submit their comments or questions to the Board Office on this matter. This process is recommended in accordance with Civil Code **§4360**.

No item of correspondence was received during the 28-day notification to the membership period.

I move to amend 40-5061-2, Fees, updating the document language throughout the document, as presented.



Fees

The following schedule of fees is established by the Golden Rain Foundation (GRF).

1. FACILITIES AND AMENITIES (AMENITIES) FEE:

1.1. Existing GRF Member (owner & co-owner), Co-occupant and Qualified Permanent Resident(s) ~~Each owner, co-owner, co-occupant, non-owner, or qualified permanent resident is~~ are required to pay a one-time, non-refundable Amenities fee.

1.2. The Amenities fee for an existing GRF Member (owner & co-owner), Co-occupant non-owner or and Qualified Permanent Resident(s) co-owner, represents a use fee for access and use of the Trust facilities, amenities, and participation in GRF activities.

1.3. Non-resident co-owners do not pay an Amenities fee and have no right to use any of the facilities or amenities except as a guest of a Member.

1.4. The Amenities fee is calculated as twenty-five (25) times the monthly GRF assessment and rounded up to the nearest dollar. The Amenities fee is reviewed annually and is implemented on January 1st of each year.

1.5. Existing GRF Member (owner & co-owner), Co-occupant non-owner(s) and Qualified Permanent Resident(s) may transfer from one unit to another without having to pay the Amenities fee again. They have thirty (30) days to complete the transfer.

1.5.1. If they relinquish their GRF membership ~~are out of the community for more than thirty (30) days,~~ a new Amenities fee will need to be paid.

1.6. The Amenities fee shall be allocated as follows:

1.6.1. Fifty percent (50%) into the GRF Capital Improvement Fund.

1.6.2. Fifty percent (50%) into the GRF Reserve Fund.

2. PAYMENT OF AMENITIES FEE:

2.1. New Members are encouraged to pay the Amenities fee in full at the close of the purchase escrow. By California statute, GRF has established a finance plan to pay the Amenities fee over a seven-year period for those Members who wish to finance the fee.

2.2. Members who opt to finance the payment of their Amenities fee must complete a Promissory Installment Note and agree to the terms of the Note.

2.2.1. If a Member opts to finance the Amenities fee, the Member shall pay a one-time upfront payment of twenty-five percent (25%) of the total Amenities fee at the close of Escrow and make seven (7) equal annual

(Feb 20)

GOLDEN RAIN FOUNDATION Seal Beach, California



Fees

installment payments of the remaining balance. Each annual payment will be due and payable on the anniversary of the date of purchase until the principal amount, including the finance charge, is paid in full.

2.2.2. The annual finance charge on matured, unpaid amounts shall be one percent (1%) per month (APR of 12%) paid annually on the outstanding balance.

2.2.3. In the event that a unit changes ownership before the Amenities fee is paid in full, the balance due must be paid before transfer is complete.

2.2.4. All co-occupant non-owners and qualified permanent residents must pay the Amenities fee in advance without an option to finance.

3. MEMBERSHIP CERTIFICATE AND MUTUAL STOCK CERTIFICATE PROCESSING FEE:

3.1. GRF shall issue one membership certificate per unit.

3.1.3.2. GRF shall issue and one stock certificate per unit in Mutuals 1-12 and 14-16. They may contain one or more names.

3.2.3.3. A certificate processing fee of two hundred fifty dollars (\$250) will be charged in advance each time any of the certificates are changed or altered to cover the cost of preparing, recording and/or replacing either or both certificates.

3.3.3.4. The certificate processing fee will be waived when a Member elects to remove a deceased co-owner from the title and have new certificates issued. The fee will be waived only within one (1) year of the owner's death and will not be waived for other transfer requests such as the replacement of lost certificates, or the addition or removal of Member owners or non-resident co-owner(s).

3.4. ~~The Certificate processing fee shall be allocated to Cost Center 533 (Stock Transfer).~~

4. TRANSFER FEE – IN ESCROW:

The seller of a Mutual share of stock shall pay a transfer fee of five hundred dollars (\$500) to cover the cost of transferring ownership(s). ~~The fee shall be allocated to Cost Center 533 (Stock Transfer).~~

5. NON – OWNER, CO-OCCUPANT PROCESSING FEE

~~Non – Owner, Co-Occupant~~ and Qualified Permanent Resident shall be charged a processing fee of one hundred dollars (\$100) ~~shall be charged to cover the set up and processing costs, and shall be allocated to Cost Center 533 (Stock Transfer).~~

6. MUTUAL CORPORATION FEES

Each Mutual represents a fully independent corporation and as such may establish fees applicable to the Mutual. GRF operates as the management company for the Mutuals and will, as part of its duties, apply Mutual Fees in accordance with established

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GOLDEN RAIN FOUNDATION Seal Beach, California



Fees

Mutual policies/rules. (See the 7000 Policy Series).

7. STOCK TRANSFER LEGAL REVIEW OF TRUST FEES

7.1. Upon a requested transfer of stock ownership by a Trust, either by the sale of a unit or an in-house ownership transfer, Probate Code §18100.5 delegates to the GRF the right to request the current acting trustee or successor trustee to provide either a certification of trust, or a copy of the trust. The following procedures will be is implemented.

7.1.1. Any trustee or successor trustee seeking to transfer the ownership of a mutual unit, either by the sale of the unit through escrow or an in-house ownership transfer, will be required to provide the Stock Transfer Office a Certification of Trust, or, a copy of the Trust document for the GRF attorney to review prior to any completed transfer of ownership.

7.1.2. The Stock Transfer Office shall not proceed with any sale or transfer of ownership via a trust document prior to the GRF attorney reviewing the trust and providing in writing a letter of release allowing the Stock Transfer Office to proceed.

7.1.3. In an effort to offset the cost of the required GRF attorney review, there shall be assessed to the trustee or successor trustee, a fee of one hundred twenty-five dollars (\$125) representing the attorney's fee and GRF's pro-rated staff time, to be collected at the time of the trust review.

~~7.1.4. Legal Review of Trust Fees shall be allocated to Cost Center 533 (Stock Transfer).~~

8. LESSEE ANNUAL AMENITIES FEE –FOR ALL MUTUAL 17 ONLY LEASES INITIALLY DATED PRIOR TO JANUARY 1, 2021 AND SUBSEQUENT RENEWALS.

8.1. The GRF annual Lessee Amenities fee is a required use fee for access to the Trust facilities, amenities, and participation in GRF activities. The Lessee fee is calculated at twenty-five percent (25%) of the GRF annual assessment rounded up to the nearest dollar for each occupant.

8.2. The required annual Lessee Amenities fee payment is due and payable in full on the date of the lease agreement. No monthly payments can be made.

8.3. If delinquent, the current (before January 1, 2021) Mutual 17 Lessee, shall pay damages to reimburse GRF for its expense and overhead in collecting the payment as follows:

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GOLDEN RAIN FOUNDATION Seal Beach, California



Fees

8.3.1. A twenty-five dollar (\$25) late fee, and

8.3.2. Interest at one percent (1%) per month (APR of 12%) from the original date due until the date the full payment is received.

8.4. In addition to late fees, for each check from a Lessee that a bank returns for any reason, the Lessee must pay a twenty-five dollar (\$25) returned check fee, and all bank charges assessed against the association.

8.5. If a Lessee becomes more than ninety (90) days delinquent, the Lessee will receive a 30-day notice of GRF's intent to suspend the right to use GRF amenities and Trust facilities, including driving privileges upon GRF Trust streets. GRF may also refer the Lessee account to an attorney or collection agency for appropriate action. All fees incurred by an attorney or collection agency to recover the delinquent amounts will be assessed to the Lessee.

8.6. GRF reserves the right to collect the delinquent account for the Amenities fee from Lessor.

8.7. Lessee Amenities fees shall be allocated as stated in Section 1.7.

9. The fee for verifying Powers of Attorney and Court Orders will be seventy-five dollars (\$75) per document, per review, ~~and shall be allocated to Cost Center 533 (Stock Transfer).~~

10. The fee for additional Leisure World maps will be one dollar (\$1) per map (shareholders excluded).

11. All Fees are subject to annual review and are subject to change.

Document History

Adopted:	21 Apr 70	Amended:	31 Aug 73	Amended:	20 Nov 73
Amended:	19 Aug 75	Amended:	31 Aug 77	Amended:	16 Jun 81
Rescinded:	20 Oct 81 (Amendments passed 16 Jun 81)				
Amended:	16 Dec 86 (Effective 01 Jan 87)				
Amended:	21 Jul 87 (Effective 01 Aug 87)				
Amended:	20 Sep 88 (Effective 01 Jan 89)				
Amended:	21 Nov 89				
Amended:	16 Nov 93 (Effective 01 Dec 93)				
Amended:	18 Nov 03 (Effective 01 Jan 04)				
Amended:	15 May 07 (Effective 01 Jul 07)				
Amended:	17 July 12 (Effective 01 Sept 12)				
Amended:	22 Apr 14 (subheading correction only)				
Amended:	28 Oct 14 (Effective 01 Jan 2015)				
Amended:	27 Oct 15 (Effective 01 Jan 2016)				
Amended:	27 Dec 16 (Effective 01 Jan 2017)				

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GOLDEN RAIN FOUNDATION Seal Beach, California



Fees

Amended: 23 May 17 (Effective 01 each year)

Amended: 19 Dec 17

Amended: 17 Dec 18

Amended: 23 Apr 19

Amended: 23 Jul 19

Amended: 22 Oct 19

GDC 26 Feb 20

Keywords: Finance Fee Stock Transfer Amenities Lessee

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(Feb 20)

GOLDEN RAIN FOUNDATION Seal Beach, California



BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE
SUBJECT: **FINAL VOTE** - ADOPT POLICY 40-5580-2, ENTRY PASSES - FEES
DATE: JANUARY 14, 2022
CC: FILE

At the September 20, 2021 meeting of the Finance Committee, the Committee moved to recommend the GRF Board of Directors tentatively adopt policy 40-5580-2 Entry Passes - Fees.

At the November 23, 2021 meeting of the GRF Board of Directors, the Board voted to tentatively adopt 40-5580-2, Entry passes - fees, pending a 28-day notice period to Foundation members. The document draft was published in the December 2nd edition of the *LW Weekly*. Members were welcomed to submit their comments or questions to the Board Office on this matter. This process is recommended in accordance with Civil Code **§4360**.

No item of correspondence was received during the 28-day notification to the membership period.

I move to adopt policy 40-5580-2, Entry Passes - Fees, updating document language, as presented.



SECURITY

Entry Passes – Fees

1. NO FEES

- 1.1.** Initial issuance of annual entry passes for MEMBERS/OWNERS in residence in the unit and Mutual Seventeen MEMBER/OWNERS eligible for entry passes under the provisions of 80-5580-3.
- 1.2.** Passes issued to contract workers, vendors, and caregivers.
- 1.3.** Renter/Lessees will not be issued annual entry passes.
- 1.4.** Yearly passes for Real Estate.

2. LOSS OF PASS

- 2.1.** Caregiver
A lost CAREGIVER pass may be replaced for a **\$20.00** fee, per occurrence.
- 2.2.** Real Estate or Escrow Firm Representatives
A lost pass may be replaced for **\$50.00**. If the pass is lost a second subsequent time, a **\$75.00** fee is charged.

3. REVIEW

All fees are reviewed on an annual basis.

Document History

Adopted: XX XXX 21

Keywords: Fees Pass Caregiver Real Estate Loss



COMMITTEE ACTION REQUEST

TO: GRF BOARD MEMBER
FROM: MUTUAL ADMINISTRATION COMMITTEE
SUBJECT: APPROVAL TO HOST 2022 LIFE OPTIONS EXPO
DATE: JANUARY 10, 2022
CC: FILE

Mutual Administration and Member Resource & Assistance Liaison is requesting to host the Annual Life Options Expo in Clubhouse Four in possible collaboration with the City of Seal Beach Senior Services on July 29, 2022.

This community-based expo will provide Shareholders of Leisure World, Seal Beach with an opportunity to learn about options that are available to enhance their quality of life. Vendors from Residential Care Facilities, Home Care Agencies, Senior Placement Specialists, Elder Care Agencies, Long Term Planning and County Organizations will be invited. Participating providers are for information and referral only.

At the January 10, 2022 meeting of the Mutual Administration Committee, the Committee unanimously moved to recommend the Board to the Mutual Administration Committee to allow Member Resource & Assistance Liaison to plan and facilitate the Life Options Expo on July 29, 2022, the budget not to exceed \$400.00 which includes refreshments, water, coffee supplies, napkins, and decorations, as presented.

I move to recommend the Board authorize the facilitation of the Life Options Expo on July 29, 2022 by Mutual Administration and Member Resource & Assistance Liaison and approve the budget of not to exceed \$400.00, which includes refreshments, water, coffee supplies, napkins, and decorations, as presented.

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: PHYSICAL PROPERTY COMMITTEE
SUBJECT: CAPITAL FUNDING REQUEST - ST. ANDREWS ELECTRIC VEHICLE CHARGING STATION
DATE: JANUARY 18, 2022
CC: FILE

At the July 27, 2021, GRF Board meeting, the Board conceptually approved the location of charging stations outside the St. Andrews Gate and established a Sub Committee to pursue the Charge Ready program through Southern California Edison (SCE). SCE pays for the installation of the needed infrastructure and offers a rebate on the charging equipment with the approval from SCE. The purchase of the charging equipment ,maintenance of said equipment for 10 years and cloud-based management software are the responsibility of the owner.



With direction from the Sub Committee a request for proposal was sent out to five vendors, requesting cost for the installation/purchase of charging equipment, maintenance of said equipment for 10 years and cloud-based management software. At the January 5, 2022, Physical Property Committee meeting, the Committee reviewed the SCE Charge Ready program, Sub Committee recommendation, bids, and scope of work for this project. Bids are as follows:

Charge Point \$62,493
Ever Charge \$_____

At the January 5, 2022 meeting the Physical Property Committee, the Committee also requested a lease option from Charge Point and the that cost for a 10-year period is \$_____.

The Committee recommends the GRF Board approve the bid from Charge Point to purchase and install the vehicle charging equipment and provide 10 years of service for a cost of \$62,493 based on approval from SCE Charge Ready Program and add a 20% contingency for a total cost not to exceed \$75,493 after review by the Finance Committee.

At the January 14, 2022 meeting the Finance Committee, the Committee has determined that sufficient Capital funding in the amount of \$75,493 are available. The 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 Charge Point to purchase and install the vehicle charging equipment and provide 10 years of service for a cost of \$62,493 based on approval from SCE Charge Ready Program and add a 20% contingency for a total cost not to exceed \$75,493, using Capital funding and to authorize the President sign the contract.



BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: PHYSICAL PROPERTY COMMITTEE
SUBJECT: CAPITAL FUNDING REQUEST - URBAN CROSSROADS NORTH GATE ROAD TO NORTHWOOD AND ST. ANDREWS DRIVE REVIEW
DATE: JANUARY 14, 2022
CC: FILE

At the January 5, 2022 meeting of the Physical Property Committee, the Committee duly moved and approved to recommend the Board, approve an analysis by Urban Crossroads for the North Gate Road to Northwood and St. Andrews Drive review proposal in the amount of \$9,800, Capital funding, pending review by the Finance Committee (see attached) The scope of work will consist of:

- Site visit
- Identify opportunities for improvement
- Document existing conditions
- Develop alternative exhibits for review

At the November 14, 2021 meeting the Finance Committee, the Committee determined that sufficient capital funding in the amount of \$9,800 are available. The 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 Urban Crossroads to perform an analysis for North Gate Road to Northwood and St. Andrews Drive for a cost not to exceed \$9,800 Capital Funds and authorize the President to sign the contract.

PROPOSAL FOR SERVICES

May 6, 2021

Mr. David Rudge
Golden Rain Foundation
P.O. Box 2069
Seal Beach, CA 90740

SUBJECT: LEISURE WORLD SEAL BEACH TRAFFIC CIRCULATION AND LANE CONFIGURATION REVIEW

Dear Mr. David Rudge:

Urban Crossroads, Inc. is pleased to submit this proposal agreement to Golden Rain Foundation (Client) to provide a Traffic Circulation and Lane Configuration Review for the Leisure World Seal Beach ("Project"). The purpose of the Traffic Circulation and Lane Configuration Review is to assess the vehicular traffic movements and provide on-site circulation and lane reconfiguration concept alternatives to improve the traffic movement at the following two locations:

1. North Gate Rd in Northwood Rd and St Andrews Dr area. *\$9,800*
2. Main Gate area for the following scenarios: *\$14,900*
 - a. With the existing OCTA Bus pick up drop off in front of the area
 - b. Without the existing OCTA Bus pick up drop off in front of the area

SCOPE OF WORK

The following scope of work outlines the tasks needed to complete the project.

1. Coordinate with staff members to establish the initial goals and objectives for the Traffic Circulation and Lane Configuration Review and refine this scope of work if needed.
2. Visit and review the Project study area to identify issues and opportunities to improve circulation conditions. This will include a photo survey and inventory in an effort to document existing circulation conditions and deficiencies.
3. Document existing building access locations, pavement markings, parking restrictions, signage, pedestrian walkways, curb ramps, vehicular access locations, drive aisles, parking layout, parking requirements and overall on-site circulation.
4. Prepare a series of exhibits describing the existing conditions. The exhibits will identify physical limitation such as slope, deficient curb ramp and crosswalk locations, sight distance constraints, on-street and off-street parking, traffic control measures, and other areas of concern.

5. Develop up to three on-site circulation concept alternative exhibits for review by the Physical Property Committee.
6. Attend up to (1) meeting of the Physical Property Committee to present the on-site circulation concept alternative exhibits.
7. Based on feedback from the Physical Property Committee, refine the recommended concept alternative for up to two review cycles.

PROFESSIONAL FEE

The fixed fee to accomplish the above Scope of Work is **\$24,700** (\$9,800 for Northgate Road and \$14,900 for the Main Gate area). The fees for the work outlined in this proposal are based upon personnel charges plus direct expenses as indicated in the attached Exhibit A. Due to potentially dynamic project considerations including, but not limited to: environmental occurrences, changes in the project description, and/or modifications in public/private policy, Urban Crossroads reserves the right to shift funds among individual task budgets according to specific needs. The proposed fee does not include attendance at public hearings/meetings. If these tasks are required to secure approval of the project, Urban Crossroads, Inc. would be pleased to perform them and charge the Client based on the hourly rates detailed in Exhibit A.

DELIVERABLES/TIMING

It is estimated that the Traffic Circulation and Lane Configuration Review will be completed in **25** working days from the date of Client's authorization and subsequent receipt of all requested data essential to complete the study, including the final site plan. Additionally, any delays resulting from circumstances beyond our control, such as environmental occurrences, changes in the project description, and/or modifications in public/private policy may extend the time schedule. In the event this occurs, Urban Crossroads, Inc. will make the Client aware of such issues and adjust expectations accordingly. A PDF (electronic) version of the report will be provided for the client's use.

TERMS

If agreeable, this letter serves as our mutual, contractual agreement and authorization to proceed. The Client agrees to compensate Urban Crossroads on a Task Progress Basis (percentage of job completed) as subsequent work is completed. Please sign one copy of this scope of work and return it to us for our files, or send us the agreements utilized by your company. We are looking forward to serving you on this project. This proposal offer is valid for 60 days. If you have any questions, please contact me directly at (949) 584-3148.

Mr. David Rudge
Golden Rain Foundation
May 6, 2021
Page 3 of 4

Respectfully submitted,

URBAN CROSSROADS, INC.



Bill Lawson, P.E., INCE
Principal

CONTRACT APPROVAL:
Approved by:
Title:
Firm: Golden Rain Foundation
Date:

EXHIBIT A

BILLING RATES FOR URBAN CROSSROADS, INC.

Position	Hourly Rates
Principal	\$205–275
Senior Associate	\$150–220
Associate	\$110–170
Senior Analyst	\$105–135
Analyst	\$70–105
Assistant Analyst	\$60–115
Administrative Support	\$65–105

General

- (1) Reimbursable direct costs, such as reproduction, supplies, and messenger service will be billed at cost.
- (2) Hourly rates apply to work time, travel time, and time spent at public hearings and meetings. For overtime work, the above rates may be increased 50 percent.
- (3) Monthly billing statements are due within thirty (30) days of receipt.

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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: PHYSICAL PROPERTIES COMMITTEE
SUBJECT: RESERVE FUNDING REQUEST - DRAINAGE CONCERNS ST. ANDREWS/NORTHWOOD
DATE: JANUARY 7, 2022
CC: FILE

Drainage concerns have been brought to our attention at the triangle area at St. Andrews Drive and Northwood Road (see exhibit A). A safety concern is present as there is not enough fall to shed the water in the gutter and walking area. Water sits in the areas around the triangle allowing for a slippery condition. The water also seeps into the ground causing damage to the road base reducing the life of the asphalt.

To remedy this problem, we asked our contractor of record to provide a proposal (see exhibit B).

The work would consist of removal and replacement of curb, gutter, and sidewalk for drainage purposes and construct a cross gutter from the triangle area to the curb and gutter across Northwood Road.

The cost for this task is \$80,421 using reserve funding and a 10% contingency is recommended.

At the January 5, 2022 meeting of the Physical Property Committee, the committee reviewed the scope of work and cost for this project. The Committee unanimously moved to recommend the Board to award a contract to MJ Jurado for the work called out on the proposal and adding a 10% contingency (exhibit B) after review by the Finance Committee.

At the January 14, 2022 meeting of the Finance Committee, the Committee has determined that sufficient reserve funding in the amount of \$88,463 is available. The Committee has 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 replacement of curb, gutter, and sidewalk for drainage purposes and construct a cross gutter from the triangle area at St Andrews Drive triangle to the curb and gutter across Northwood Road, for a total cost, including a 10% contingency, not to exceed \$88,463, using reserve funding and to authorize the President sign the contract.

EXHIBIT A



No proper drainage at St Andrews and Northwood

EXHIBIT B

2082



BID PROPOSAL and CONTRACT

State Contractor's License #987670 - A

Job# _____

Date 12/15/2024

Bid to GOLDEN RAIN FOUNDATION

Location NORTHWOOD RD & ST. ANDREWS

ATT: MARK WEAVER

Owner/Dev _____

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

Item No	Quantity	Type or Description	Unit (Price)	Total
		MEDIAN INTERSECTION IMPROVEMENT IMPROVEMENT LOCATED AT NORTHWOOD & ST. ANDREWS.		
1-1	415 L.F.	REMOVE & REPLACE CURB & GUTTER.	\$ 73. 00	30,295.00
1-2	1,710 LF	SIDEWALK REMOVE & REPLACE EXISTING SIDEWALK CONSTRUCT NEW 4" SIDEWALK	\$ 12.00	20,520.00
1-3	40 L.F.	REMOVE & REPLACE EXISTING, CONSTRUCT C/S. NEW 3' WIDE FLOWLINE. (TRENCH PLATES INCLUDED)		5800.00
1-4	638 L.F.	ASPHALT SLOT PATCH FOR NEW CONCRETE 8" THICK ASPHALT.	12. 00	7,656.00
1-5	2 DA	CONSTRUCT NEW ADA RAMPS.	12. 50	2500. 00
1-6	4200 SF	ASPHALT - 2" GRIND & OVERLAY TO NEW CONSTRUCTION FOR WATER DRAINAGE.	3. 25	13,650.00

PRICES BASED ON SACK TYPE CONCRETE VALID TO

TOTAL 80,421.00

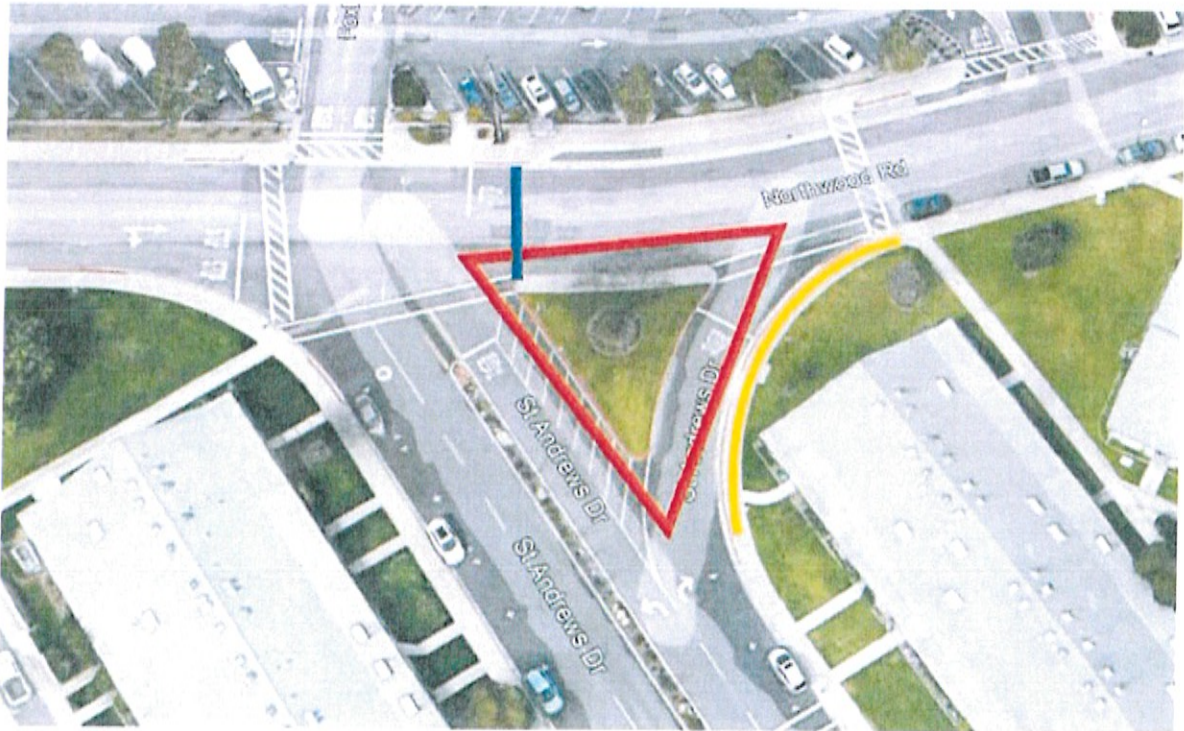
ACCEPTED:

Buyer

Date

By MICHAEL J. JURADO

EXHIBIT B



New Flow line (Cross Gutter)



R/R Curb and Gutter



R/R Sidewalk raise about 2.5 inches

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: PHYSICAL PROPERTY COMMITTEE
SUBJECT: RESERVE FUNDING REQUEST - LOBBY CARPET REPLACEMENT
CLUBHOUSE TWO
DATE: JANUARY 7, 2022
CC: FILE

The carpet in the Lobby of Clubhouse Two has exceeded its useful life. At the January 5, 2022 Physical Property Committee meeting, the Committee duly moved and approved to recommend the GRF Board, to award a contract to Cornerstone Floors for the replacement of Lobby carpet at Clubhouse Two (ADRC approved) for a total cost of \$24,594 including a 10% contingency.

A request was sent to the Finance Committee to review Reserve Funding for this project. Two contractors provided quotes for this project.

Cornerstone Floors	\$22,358
Bixby Plaza Carpets	\$22,862

At the January 14, 2022 meeting of the Finance Committee, the Committee determined sufficient reserve funding in the amount of \$24,594 is available. The 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 Cornerstone Floors for the replacement of ADRC approved Clubhouse Two, lobby carpet for a total cost of \$24,594 which includes a 10% contingency, using reserve funding and to authorize the President sign the contract.



Cornerstone Carpet and Floors Inc.
10779 LOS ALAMITOS BLVD
LOS ALAMITOS, CA 90720 US
562-799-8200
jim@ocfloorguy.com

ADDRESS

C/O George Hurtado
Golden Rain Foundation
1280 Golden Rain Road
Seal Beach, CA 90740

ESTIMATE # 2479

DATE 08/26/2021

SALES REP

Russ

Club House 2 Lobby

Commercial Carpet

293 57.95 16,979.35

Mannington Commercial

Style - Portela

Color - #3411 St. Croix

2397 Net SF x 10% overage = 2636 SF = 293 Yards

Adhesive

3 229.16 687.48

Mannington Commercial

4 Gallon Pails

Sundry Items

8 41.50 332.00

Uzin - Floor Leveler - Aqua Barrier

CA Carpet Stewardship Assessment

293 0.35 102.55

Fright & Delivery

616.00

0.00

Labor

293 9.16 2,683.88

Furniture removal & reset by others.

Remove & properly dispose of existing floor covering.

Prep existing subfloor. (VAT By Others)

Dump Fees Included.

Prime & apply floor leveler as required to existing subfloor.

Install New Mannington Commercial Carpet Tiles

Cove Base

300 3.28 984.00

Provide & Install 4" Cove Base

Color to be selected.

Cove base adhesive 30 oz tubes (6)

In the interest of providing the lowest prices to our customers, our pricing includes a 3.5% cash discount, assuming you are paying by cash or check. If you choose to pay by credit card, your cash discount is nullified and will be added back to your total payment.

**Deposit on contract / Balance upon completion
(to be paid to installers before they leave)

Thanks For The Opportunity

TOTAL

\$22,385.26

Accepted By

Accepted Date

In the interest of providing the lowest prices to our customers, our pricing includes a 3.5% cash discount, assuming you are paying by cash or check. If you choose to pay by credit card, your cash discount is nullified and will be added back to your total payment.

****Deposit on contract / Balance upon completion
(to be paid to installers before they leave)**

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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RECREATION COMMITTEE
SUBJECT: ADOPT POLICY 70-5563-1, NEEDLE ARTS STUDIO - RULES
DATE: JANUARY 14, 2022
CC: FILE

At the January 3, 2022 meeting of the Recreation Committee, the Committee duly moved and recommended to the GRF Board of Directors to adopt 70-5563-1, Needle Arts Studio – Rules.

I move to adopt policy 70-5563-1, Needle Arts Studio - Rules as presented.



RECREATION

Needle Arts Studio – Rules

The GRF Needle Arts Studio is meant to promote creativity, ingenuity, and community by creating opportunities for individuals to collaborate, innovate, and inspire one another. This space supports lifelong learning and the realization of ideas through hands-on fabrication.

1. RULES

- 1.1. Food or drinks are not permitted.
- 1.2. No smoking.
- 1.3. Pets are not allowed.
- 1.4. Facilities may not be used to conduct a business.
- 1.5. Purchase of a sewing kit from the Recreation Department is required to use a machine. Each user must have their own kit.
- 1.6. No tool or machine can be removed from room.
- 1.7. Guests are not allowed in the room unless accompanied by an Authorized Resident (ARs). The ARs is responsible for any damages caused by themselves or their guest.
- 1.8. All ARs must present their GRF ID card to the custodian when signing in with each use.

2. SEWING MACHINES

- 2.1. Before using equipment, always inspect for damage or disrepair, including power cord.
- 2.2. Make sure ventilation openings are clear of lint & scrap cloth.
- 2.3. Inspect all machines setting & adjustments and modify as necessary for sewing task.
- 2.4. Never use a bent, dulled, or damaged needle.
- 2.5. Malfunctioning or broken equipment must be reported to the Recreation Department immediately.
- 2.6. Use the proper type and size needle for the fabric being sewn.
- 2.7. Never sew across pins.
- 2.8. Always maintain a safe zone, of about one inch, where fingers never enter when in operation.
- 2.9. Never look away from the machine while sewing. If you need to look away, stop sewing first.
- 2.10. Always turn the sewing machine off.
- 2.11. Clean up the workspace when finished.

3. IRONS

- 3.1. Follow instructions when filling and emptying the iron with water.
- 3.2. Be sure your hands are dry when handling iron.
- 3.3. Do not test iron temperature with your fingers or a drop of water.



RECREATION

Needle Arts Studio – Rules

- 44 **3.4.** Stand a hot iron on heel rest, not flat on ironing board.
- 45 **3.5.** Unplug the iron when not in use- pulling from the plug and not the cord.
- 46
- 47

Document History

Adopted: XX Jan 22

Keywords: Sewing Iron

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: SPAH AD HOC COMMITTEE
SUBJECT: AMEND POLICY 30-5167-3 STRATEGIC PLANNING AD HOC COMMITTEE CHARTER
DATE: JANUARY 25, 2021
CC: FILE

At the January 19, 2022, meeting of the SPAH ad Hoc Committee, the Committee moved to recommend the GRF Board of Directors approve amendments to policy 30-5167-3 Strategic Planning ad Hoc Committee Charter.

I move to amend 30-5167-3 Strategic Planning ad Hoc Committee Charter with changes to the Purpose, Goals and Duties as presented.

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 Strategic Planning Ad Hoc 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. PURPOSE:

To study and provide recommendations to the Board to support establishing and setting priorities for the preservation and improvement of Trust Property.

1.1. Focus direction and financial resources ~~by saving~~ by estimating for future projects.

1.2. Strengthen operations through unified common goals.

1.3. Establish agreement around intended outcomes/results.

1.2. GOALS:

2.1. Protect, preserve and improve Trust Property.

~~1.1. 2.2. To Plan, Budget and Prioritize for medium and long term~~
medium- and long-term community projects (3 to 10 years).
~~Increase organizational effectiveness and efficiency~~

~~Protect, preserve and improve.~~

2.3. Assess and adjust the organization's direction in response to a changing environment and community demographics.

~~1.2.~~

2. PURPOSE:

~~To study and provide recommendations to the Board to support establishing and setting priorities for the preservation and improvement of Trust Property.~~

~~2.1. Focus direction and financial resources;~~

~~2.2. Strengthen operations through unified common goals;~~

~~2.3. Establish agreement around intended outcomes/results; and~~

~~2.4. Assess and adjust the organization's direction in response to a changing environment and community demographics.~~



Committee Charter

3. DUTIES:

~~3.1. This Standing Committee may operate as a separate entity but has a duty to work cooperatively with other Standing Committees when projects and responsibilities overlap;~~

3.1. Meet monthly or whenever such meetings are deemed necessary, unless cancelled by the Chair.

3.2. Furnish a monthly report to the GRF Board of Directors and a yearly report at the GRF annual meeting.

~~3.2.~~ 3.3. Publish an agenda four (4) days in advance of Committee meeting.

~~3.3.~~ 3.4. Elect a Vice-Chair at the first meeting;

~~3.4. Review monthly staff report formats to be included in the monthly agenda;~~

~~3.5. Meet monthly or whenever such meetings are deemed necessary unless cancelled by the Chair; and~~

~~3.6. 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:	26 Jul 16	Amended:	23 Jul 19	Amended:	22 Oct 19
Amended:	30 Apr 21				

Keywords: Strategic Planning SPAH Charter

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BOARD ACTION REQUEST

TO: BOARD OF DIRECTORS
FROM: SECURITY BUS TRAFFIC COMMITTEE
SUBJECT: CAPITAL FUNDING REQUEST - SPEED CUSHIONS
DATE: JANUARY 12, 2022
CC: FILE

At its GRF Board meeting in December 2021 the Board duly moved and approved to send this item back to the Security Bus and Traffic Committee for further review.

At the January 12 2022 meeting of the Security Bus and Traffic Committee, the Committee duly moved and approved to recommend the Board, approve an analysis by Urban Crossroads to determine recommended locations and design for Speed Cushions to be constructed within the trust street sections of the community at cost not to exceed \$9,600 (see attached) and if approved send this item to the Physical Property Committee for implementation.

At the November 15, 2021 meeting the Finance Committee, the Committee has determined that sufficient capital funding in the amount of \$9,600 are available. The 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 Urban Crossroads to perform an analysis to determine recommended locations and design for Speed Cushions to be constructed within the trust street sections of the community for a cost not to exceed \$9,600 Capital Funds and authorize the President to sign the contract.

January 4, 2022

Mr. Mark Weaver
Golden Rain Foundation
PO Box 2069
Seal Beach, CA 90740

SEAL BEACH - LEISURE WORLD SPEED CUSHION PROPOSAL

Mr. Mark Weaver,

Urban Crossroads, Inc. is pleased to submit this proposal agreement to Golden Rain Foundation (**Client**) for a speed cushion analysis at the Seal Beach - Leisure World development (**Project**), which is located at the intersection of Golden Rain Road at Del Monte Drive in the City of Seal Beach. It is our understanding that the Client is requesting this analysis to determine the recommended locations, speed bump/hump design criteria to be constructed within the available street sections of the Project.

The following proposal includes a scope of work (see Exhibit A) and cost estimate (see Exhibit B).

If you have any questions, please contact me at (949) 660-1994.

Respectfully submitted,
URBAN CROSSROADS, INC.



Aric Evatt, PTP
President

EXHIBIT A – SCOPE OF WORK

TASK 1- SPEED CUSHION ANALYSIS

- 1.1 Review the Orange County Fire Authority's Speed cushion design standards to ensure compliance.
- 1.2 Meet with the client and / or Home Owners Association (HOA) representatives (1 Virtual meeting) and discuss the anticipated work effort, including the appropriate locations, mitigating potential vehicle traffic impacts, utility conflicts and pedestrian paths.
- 1.3 Conduct a field evaluation for design purposes.
- 1.4 Develop OCFA compliant plan showing speed cushion design option(s) and recommended locations in AutoCAD at a scale of 1"=40' over aerial maps (No base plans available from the Client). The plan shall depict required signage and striping improvements. It is anticipated that the plan will include no more than 2 plan sheets.
- 1.5 Prepare an estimated cost to install the proposed speed cushions.
- 1.6 Prior to finalizing the plan, review the plan with the Client and respond to comments (1 meeting is anticipated).
- 1.7 Prepare a brief letter report summarizing the results of Tasks 1.1 through 1.5.

EXHIBIT B – PROFESSIONAL FEE

The fixed fee to accomplish the Scope of Work outlined in Exhibit A is as follows:

TRAFFIC CALMING

Task 1	Speed Cushion Analysis	\$9,600
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Due to potentially dynamic project considerations including, but not limited to: environmental occurrences, changes in the project description, and/or modifications in public/private policy, Urban Crossroads reserves the right to shift funds among individual task budgets according to specific needs. Urban Crossroads hourly rates are detailed in Exhibit C.

DELIVERABLES/TIMING

It is estimated that the technical studies will be completed in approximately **35** working days from the date of Client's authorization. Additionally, any delays resulting from circumstances beyond our control, **such as environmental occurrences, changes in the project description, and/or modifications in scope** may extend the time schedule. In the event this occurs, Urban Crossroads, Inc. will make the Client aware of such issues and adjust expectations accordingly. A PDF (electronic) version of the report will be provided for the client's use.

TERMS

If agreeable, this letter serves as our mutual, contractual agreement and authorization to proceed. The Client agrees to compensate Urban Crossroads on a Task Progress Basis (percentage of job completed) as subsequent work is completed. We are looking forward to serving you on this project. This proposal offer is valid for 60 days. Please sign one copy of this scope of work and return it to us for our files or send us the agreements utilized by your company. Please send any future payments to our mailing address at:

Urban Crossroads, Inc.
1133 Camelback St. #8329
Newport Beach, CA 92658

CONTRACT APPROVAL:

Name: _____

Signature: _____

Firm: Golden Rain Foundation _____

Date: _____

EXHIBIT C - BILLING RATES FOR URBAN CROSSROADS, INC.

Position	Hourly Rates
Principal	\$205-275
Senior Associate	\$150-220
Associate	\$110-170
Senior Analyst	\$105-135
Analyst	\$70-105
Assistant Analyst	\$60-115
Administrative Support	\$65-105

General

- (1) Reimbursable direct costs, such as reproduction, supplies, and messenger service will be billed at cost.
- (2) Hourly rates apply to work time, travel time, and time spent at public hearings and meetings. For overtime work, the above rates may be increased 50 percent.
- (3) Monthly billing statements are due within thirty (30) days of receipt.

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: SECURITY, BUS & TRAFFIC COMMITTEE
SUBJECT: **FINAL VOTE:** AMEND POLICY 80-1937-2, PARKING - FINES
DATE: JANUARY 14, 2022
CC: FILE

At the November 10, 2021 meeting of the Security, Bus & Traffic Committee, the Committee moved to recommend the GRF Board of Directors amend policy 80-1937-2, Parking -Fines.

At the November 23, 2021 meeting of the GRF Board of Directors, the Board voted to tentatively amend 80-1937-2, Parking - Fines, pending a 28-day notice period to Foundation members. The document draft was published in the December 2nd edition of the *LW Weekly*. Members were welcomed to submit their comments or questions to the Board Office on this matter. This process is recommended in accordance with Civil Code **§4360**.

No item of correspondence was received during the 28-day notification to the membership period.

I move to amend 80-1937-2, Parking -Fines, as presented.



SECURITY

Parking – Fines

1. PURPOSE

The following Community Rules Violations Fines are enforced and are applicable to all persons controlling or operating vehicles on any TRUST PROPERTY regulated by the Golden Rain Foundation (GRF) of Seal Beach. This refers to the streets, sidewalks, parking areas, clubhouses, grounds, and other amenities overseen by GRF.

All MEMBER/OWNERS (M/O) are solely responsible for all the actions of any VISITOR, RENTER/LESSEE (R/L), CAREGIVER OR CONTRACTOR who has entered Leisure World Seal Beach (LWSB) under their authorization, as well as any persons who have entered LWSB through their R/L's AUTHORIZATION. Therefore, the M/O is responsible for any fines and penalties associated with their unit that are imposed by GRF.

2. FINES FOR COMMUNITY RULES VIOLATIONS ON TRUST PROPERTY

Violation	Fine
1. Designated Parking Space or Restricted Parking Space	\$25
2. Blocking Crosswalk	\$25
3. Expired or Invalid State Vehicle Registration	\$50
4. Inoperable Vehicles	\$25
5. "For Sale" Sign on Vehicle	\$25
6. Handicap Parking without Placard or Handicap ID Displayed	\$100
7. Hazardous Materials Leaking	\$50
8. Limited Time Parking	\$25
9. Performing Maintenance or Repair	\$25
10. No Valid GRF Vehicle Decal or Parking Permit Displayed	\$25
11. Parked on Sidewalk or Grass	\$25
12. RED ZONE	\$100
13. RV or VUFR - Operating Contrary to 80-1937-1 (Section 4.5)	\$50
14. RV or VUFR – Jack Support: None or Inadequate	\$50
15. RV or VUFR Parked Over 72 (Seventy-Two) Hours on TRUST STREET	\$50
16. Washing any Vehicle on Trust Property (except Car Wash areas)	\$25
17. Washing a Vehicle Without a GRF Issued Resident Decal at Car Wash	\$25

2.1. Additional Community Rules Violation notices for the same violation may be issued after each 24-hour period.

3. FAILURE TO COMPLY

Additional penalties may be assessed to -M/O who fails to respond to a rules violation notice in a timely manner. The procedures for assessing those penalties are outlined in 30-~~5093~~1937-3.



SECURITY

Parking – Fines

4. APPEAL REQUESTS

Procedures for M/O to appeal a Community Rules Violation notice are detailed in 30-~~5093~~¹⁹³⁷-3.

5. The fine may be contested to the COMMUNITY RULES VIOLATION (CRV) PANEL.

Document History

Adopted: 05 Apr 21

Keywords: Parking Community Due Trust Security
 Rules Process Property
 Violation

Fines

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: SECURITY, BUS & TRAFFIC COMMITTEE
SUBJECT: **FINAL VOTE** - RESCIND POLICY 80-1927.01-2, FEES FOR PARKING RULES VIOLATIONS ON TRUST PROPERTY
DATE: JANUARY 14, 2022
CC: FILE

At the November 10, 2021 meeting of the Security, Bus & Traffic Committee, the Committee moved to recommend the GRF Board of Directors rescind policy 80-1927.01-2, fees for parking rules violations on trust property.

At the November 23, 2021 meeting of the GRF Board of Directors, the Board voted to tentatively rescind 80-1927.01-2, Fees For Parking Rules Violations on Trust Property, pending a 28-day notice period to Foundation members. The document draft was published in the December 2nd edition of the LW Weekly. Members were welcomed to submit their comments or questions to the Board Office on this matter. This process is recommended in accordance with Civil Code §4360.

No item of correspondence was received during the 28-day notification to the membership period.

I move to rescind 80-1927.01-2, fees for parking rules violations on trust property, as presented.

SECURITY**Fees for Parking Rules Violations on Trust Property**

The following Parking Rules Violations Fees (Fines) are strictly enforced and are applicable to all persons controlling or operating vehicles on any TRUST PROPERTY regulated by the Golden Rain Foundation (GRF) of Seal Beach. This refers to the streets, sidewalks, parking areas, clubhouses, grounds, and other amenities overseen by GRF.

Per the Occupancy Agreements for Mutuals 1-12, 14-16 and Mutual 17 CCRs: all Shareholder/Members are solely responsible for the actions of their guests and employees; therefore, they are solely responsible for the fines and penalties incurred by their guests or employees.

GRF vehicles are exempted from these policies when appropriate, such as maintenance or security vehicles assisting first responders or providing emergency services to a Shareholder/member unit or GRF TRUST PROPERTY.

1. FINES FOR PARKING VIOLATIONS

Fee explanations for Fine table below:

- 1.1** Any animal or child left unattended in a vehicle will be reported immediately to Animal Control or Seal Beach Police.
- 1.2** First Offense
The first offense may result in either a Fix-It citation, a Warning, a Fine or the vehicle being towed. See table below.
A Fix-It citation allows 30 days for resolving the problem. The fine may be waived by the PRV Panel.
- 1.3** Additional citations may be issued after each 24-hour period.
- 1.4** After the fourth RV or VUFR violation all RV or VUFR parking privileges are suspended for twelve (12) months beginning with the date of the fourth infraction.

SECURITY**Fees for Parking Rules Violations on Trust Property**

Violation	1st	2nd and Subsequent
1. Assigned Parking Space or restricted parking Space.	25.00	25.00
2. Blocking Crosswalk	25.00	25.00
3. Expired or Invalid State Vehicle Registration*	50.00	50.00
4. Flat Tires	Fix-It	25.00
5. "For Sale" sign on Vehicle	20.00	20.00
6. Handicap Parking without Placard or Handicap ID Displayed	100.00*	200.00
7. Hazardous Materials Leaking	50.00	50.00
8. Limited Time Parking	20.00	20.00
9. Maintenance or Repair	25.00	25.00
10. No Valid GRF Vehicle Decal or Parking Permit Displayed	20.00	20.00
11. Parked on Sidewalk or Grass	25.00	25.00
12. RED ZONE	100.00	200.00
13. RV or VUFR - Generator Running 8pm – 8am	50.00	50.00
14. RV or VUFR - Jack Support: None or Inadequate	50.00	50.00
15. RV or VUFR Parked Over 72 (Seventy-Two) Hours on TRUST STREET	40.00	40.00
16. Washing any vehicle on Trust Property (except Car Wash areas)	20.00	20.00
17. Washing a Non-resident Vehicle at Car Wash	20.00	20.00

* Fine will be waived on first offense if placard and/or paperwork that was current at time of Citation is presented. The Security Services Director has the right to waive the first offence fine if needed paperwork is presented to them.

EFFECTIVE DATE: January 1, 2017

Document History

Adopted: 27 Dec 16 Amended: 25 Jul 17 Amended: 23 Jan 18
 Amended: 23 Jul 19

Keywords: Parking Violations Fines Security

(Jun 19)

GOLDEN RAIN FOUNDATION Seal Beach, California

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: SECURITY, BUS & TRAFFIC COMMITTEE
SUBJECT: **FINAL VOTE** - RESCIND POLICY 80-1927.02-3, PARKING RULES FOR TRUST PROPERTY
DATE: JANUARY 14, 2022
CC: FILE

At the November 10, 2021 meeting of the Security, Bus & Traffic Committee, the Committee moved to recommend the GRF Board of Directors rescind policy 80-1927.02-3, parking rules for trust property.

At the November 23, 2021 meeting of the GRF Board of Directors, the Board voted to tentatively rescind 80-1927.02-3, Parking Rules for Trust Property, pending a 28-day notice period to Foundation members. The document draft was published in the December 2nd edition of the LW Weekly. Members were welcomed to submit their comments or questions to the Board Office on this matter. This process is recommended in accordance with Civil Code §4360.

No item of correspondence was received during the 28-day notification to the membership period.

I move to rescind 80-1927.02-3, parking rules for trust property, as presented.

SECURITY

80-1927.02-3

Parking Rules for Trust Property



The Panel will be created in July of each year by the SB & T Committee with the newly elected Golden Rain Foundation (GRF) Board of Directors (BOD) President's and Vice President's Mutual removed from the rotation.

The GRF Vice-President's Mutual is removed from this schedule because the Vice-President is the facilitator of the PRV panel.

The GRF President's Mutual is removed from this schedule, since the President will only serve on ALTERNATIVE DISPUTE RESOLUTION (ADR) panel.

Panel will meet on the fourth Monday of each month at 9:00 a.m. in the Administration Conference Room.

A second meeting will be scheduled if the volume of hearing requests is too large; it will meet on the fourth Wednesday at 1:00 p.m. in Conference Room B.

Document History

Adopted: 27 Dec 16 Amended: 23 May 17 Amended: 23 Jul 19

Keywords: Parking Violation Panel Security