



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, February 22, 2022, 10:00 a.m.
Clubhouse Four/Zoom

To view the live GRF Board meeting:

- Go to www.lwsb.com
- The tab will be active at 9:45 a.m., on the day of the meeting
- The live streaming uses YouTube live and terminates at the close of the meeting

1. **Call to Order/Pledge of Allegiance**
2. **Roll Call**
3. **President's Announcements**
4. **Seal Beach City Council Member's Update**
5. **Shareholder/Member Comments (pp.1-26)**
6. **Consent Calendar)**
 - a. Committee/Board meetings for the Month of January 2022 **(pp.27-28)**
 - i. Minutes of the Recreation Committee Meeting of January 3, 2022
 - ii. Minutes of the Physical Property Committee Meeting of January 5, 2022
 - iii. Minutes of the GRF Administration Committee Meeting of January 6, 2022
 - iv. Minutes of the Mutual Administration Committee Meeting of January 10, 2022
 - b. GRF Board of Directors Minutes January 25, 2022 **(pp.29-40)**
 - c. GRF Board Report, dated February 22, 2022 **(pp.41-46)**
 - d. Acceptance of the Interim Financial Statements, January 2022, for Audit **(pp.47-52)**
 - e. Approve Reserve Funding Investment Purchase **(pp.53-54)**
7. **Ad Hoc Reports**
 - a. Governing Document Ad Hoc Committee – Discussion
 - b. Strategic Planning Ad Hoc Committee - Discussion
 - c. Website Ad Hoc Committee – Discussion
 - d. Bulk Cable Ad Hoc Committee - Discussion

8. New Business

a. General

- i. GRF Meetings Face Mask Requirement **(Ms. Hopewell, pp.55-56)**
- ii. Approval Re-establishing 1.8 Acres Known as Mini-Farms **(Mrs. Damoci, pp.57-58)**
- iii. Operating Funds – Approval Cyber Security Remediations **(Mr. Mandeville, pp.59-60)**

b. Communication/IT

- i. Approval Annual Report Elimination **(Ms. Snowden, pp.61-62)**
- ii. Amend 20-2806-1, Community Publications **(Ms. Gambol, pp.63-70)**

c. GRF Administration

- i. Approval New HMO Health Plan “Select” **(Ms. Gerber, pp.71-74)**
- ii. Capital Funding Request - Purchase of Trailer for Emergency Supplies **(Mr. Pratt, pp.75-78)**
- iii. Amend 30-5092-1 Code of Ethics **(Ms. Perrotti, pp.79-80)**
- iv. Amend 30-5155-3, Plan Investment Administrative Committee **(Ms. Isom, pp.81-82)**

d. Finance Committee

- i. Amend 40-5061-2, Fees **(Ms. Isom, pp.83-88)**
- ii. Amend 40-2115-2, Copy and Supply Center **(Mr. Friedman, pp.89-90)**

e. Mutual Administration Committee

- i. Approval 2022 Senior Resource Focus **(Mr. Mandeville, pp.91-96)**
- ii. Approval New Buyer Information
 - 1. New Version Buyers Packet **(Ms. Gerber, pp.97-128)**
 - 2. Old Version Buyers Packet (pp.129-152)

f. Physical Property Committee

- i. Capital Funding Request - Clearing Out the Mini Farms at the 1.8 acres **(Mrs. Damoci, pp.153-154)**
- ii. Amend Policy 30-5041-5, Real Trust Property Acreage **(Mr. Pratt, pp.155-160)**

g. Recreation Committee

- i. Approval Janitorial Contract Extension – Innovative Cleaning Service **(Mrs. Perrotti, pp.161-162)**

- ii. Reserve Funding Request - Ice Machine in Clubhouse One (**Mr. Geffner, pp.163-170**)
 - iii. Amend Policy 70-1429.01-1 Golf Course Regulations (**Mr. Dodero, pp.171-174**)
- h. Security, Bus & Traffic Committee
 - i. Amend 80-1937-1 Parking Rules (**Mr. Pratt, pp.175-178**)
 - ii. **FINAL VOTE** - Amend Policy 80-5580-1 Entry Passes-Rules (**Mr. Massetti, pp.179-182**)

9. Board Member Comments

10. Next Meeting

Tuesday, March 22, 2022 in Clubhouse Four/Virtual

11. Adjournment

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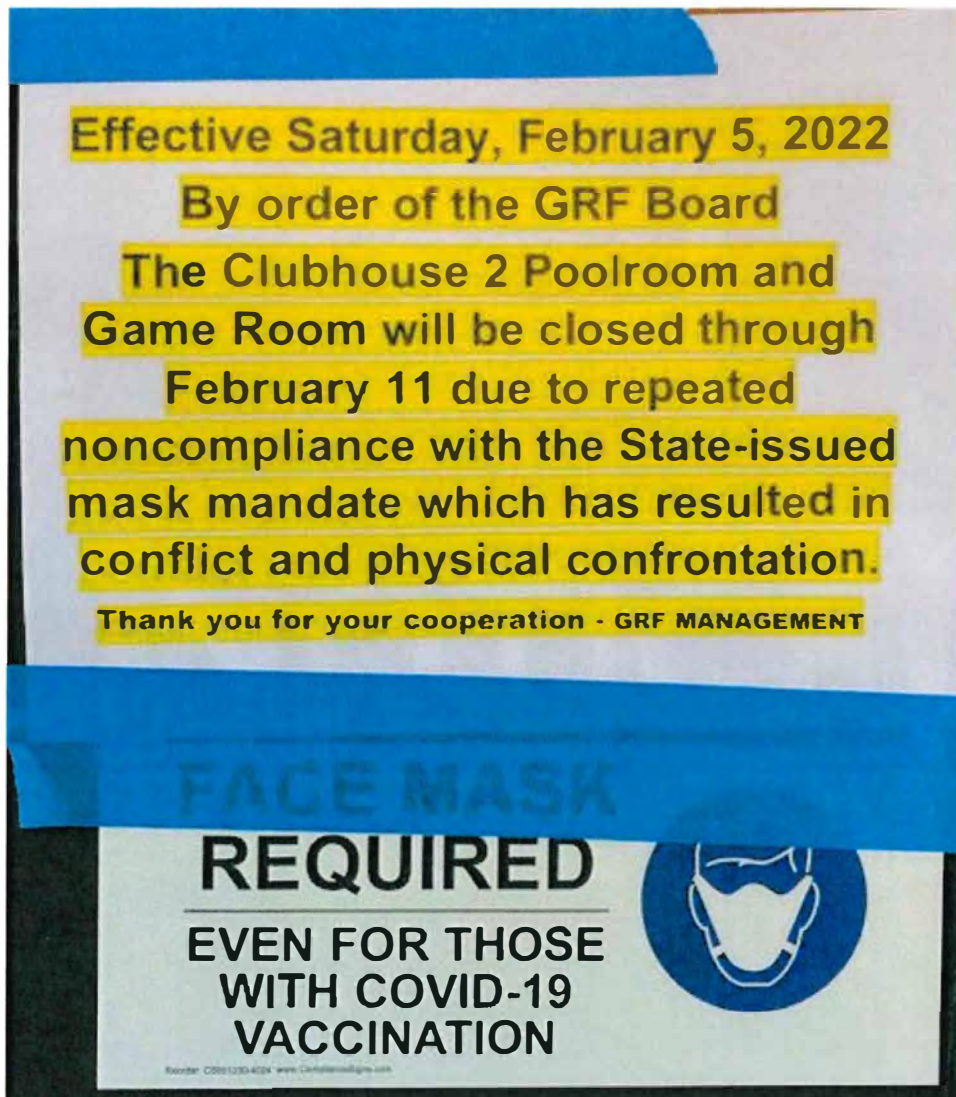
Tia Makakaufaki

From: Eunis Christensen
Sent: Friday, February 4, 2022 7:31 PM
To: GRF Board
Subject: Closure of CH2 Poolroom and Game Room

Greetings, GRF Board.

Upon entering the CH2 Poolroom at 4:30 p.m. on Friday, February 4, 2021, I saw the posted sign.

Please note my comment below the sign.



The greater act of service to the mask adhering community would have been to position the Custodian and/or a Security Guard in The Game Room/Poolroom vicinity to these GRF employees could have instructed persons to please put on their masks or leave the premises.

Greetings, GRF Directors.

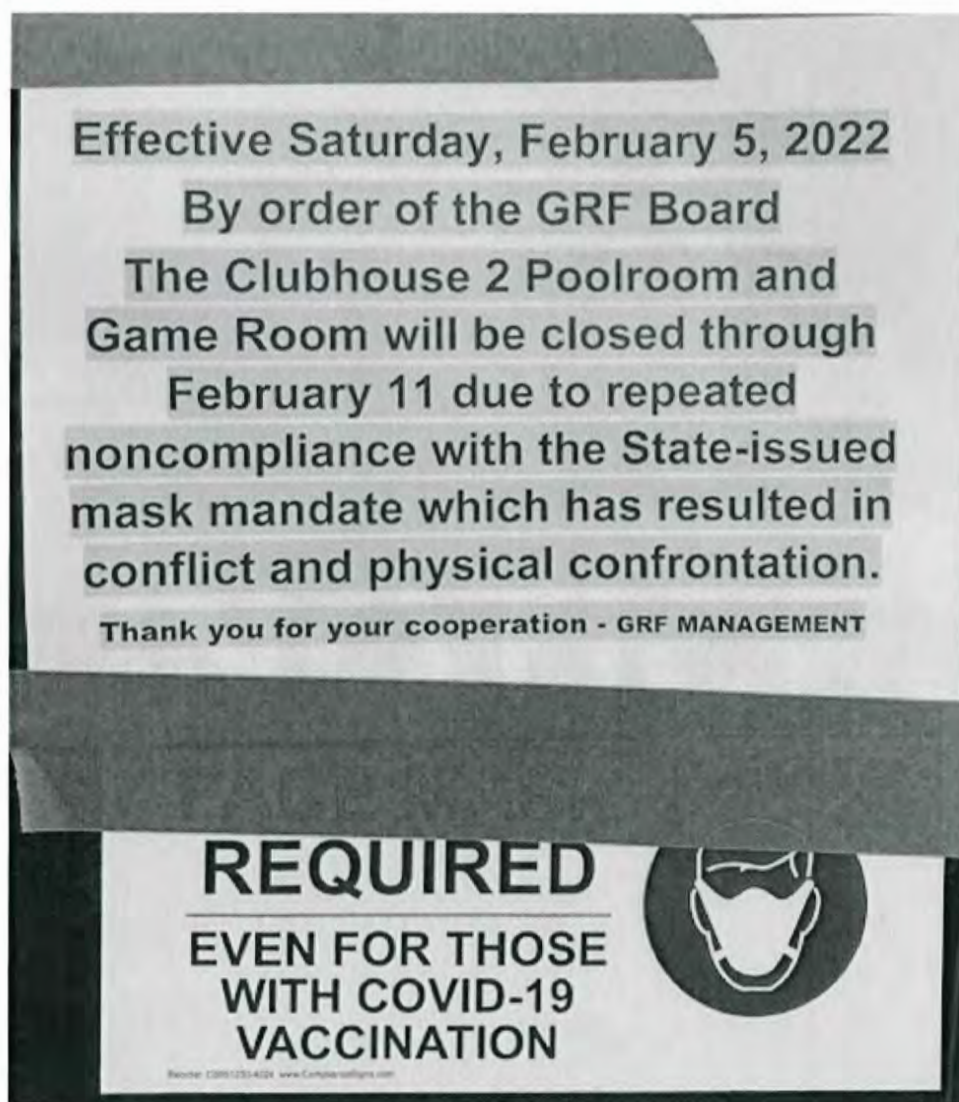
The Group email link on the LWSB GRF Board Member page still is not working. Accordingly, I am manually copying each of your addresses onto this email.

A few other persons are blind-copied on this email. They are blind-copied in order not to distract that this correspondence is directed to you, our governing representatives.

Please see content of my email in the few paragraphs below...

To the GRF Board:

Upon entering the Clubhouse 2 Poolroom at 4:35 p.m. on Friday, February 4, 2021, I saw the posted sign.



Rather than closing the Clubhouse 2 Poolroom...**A truer and greater health and safety act of service and responsibility** to the LW community would have been to position a Custodian and/or a Security Guard in the CH2 Game Room/Poolroom vicinity so as to insure that individuals entering the premises were appropriately masked.

Such protective action by the Board 100% would have prevented any confrontation between shareholders, especially from those whose political beliefs are in opposition to mandated mask wearing.

I am disappointed that the **Board has chosen to punish shareholders, who in good faith, have complied** with mask-wearing edicts on GRF Trust property throughout the duration of COVID 19 and its related variants.

Please include this email with Shareholder Correspondence in agenda for the next GRF Board Meeting so that it may be part of the public record,

Even if the mask situation has resolved itself due to the State of California lifting the indoor mask wearing requirement by date of the next GRF Board Meeting, this Shareholder, who was verbally elder abused and physically assaulted January 21, 2022, on the CH2 premises, believes that the GRF Board has **not chosen the Better Part of Valor** in its decision to shutter Clubhouse 2 due to mask wearing non-compliance.

If any of you were to be assaulted for speaking up, anywhere on our precious property, would you want your access prohibited because you chose to take a stand for the rules?

Respectfully submitted,

Eunis Christensen,MBA

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President GRF

From: Steve Edri
Sent: Saturday, February 5, 2022 4:48 PM
To: Susan Hopewell; Leah Perrotti; Donna Gambol; Marsha Gerber; Janet Isom; [REDACTED] Sandy Geffner; Lucy Ableser; Tony Doderio; Carol Levine; Phil Mandeville; Carole Damoci; Lee Melody; [REDACTED] Nick Massetti; Larry Slutsky; Connie Adkins
Cc: Dave Silva; Barry Brideau; Barry chitem; Bill Zurn; Bob Barnum; bob groncki; Boone Buntra; connie terry; dave mackinder; Dennis Bedford; Eunis Christensen; Frank tripoli; Gary Monahan; gary snow; George Gordon; Guta; Jerry Wrenn; Kathy Englehardt; kent wells; Kurt Bourhenne; mark youngs; mark youngs; Ray Friedrichson; ren villeneuve; Richard Ryals; Russ Black; Rusty aquino; sal lascala; sally mansis; sandy bird; shery Wells; stan sweatt; Steve Mitchell; Tom Zimmerman; Zelma berkenkamp
Subject: Closing CH2 pool room/game room.

GRF Board Members and Management,

YOU SHOULD BE ASHAMED OF YOURSELVES!!

The posting to suddenly close CH2 pool/game room is unacceptable. The behavior of the board to abuse their power in such a way is outrageous. I can't believe a group of people sat down and decided this was an acceptable way to handle this issue. This is not about playing pool or games. This about abuse of power and rash decisions being made without thought. What in tarnation are you expecting to accomplish with this? Rewarding the troublemakers and punish the compliant is not the answer. Wake up! You know who the offenders are you have video. This incident happened over 2 weeks ago, showing how slow the board is to react to such incidents. If this is "repeated" noncompliance, then why hasn't GRF handled the individual repeat offenders. That shows incompetence. Why isn't the board instructing security or custodians to remind residents to wear a mask when they see any violations?

I have personally witnessed custodians and security actually see residents in all clubhouses not wearing masks yet they say or do nothing. Again, GRF Board is showing their incompetence to come up with a viable solution. Suddenly closing down any amenity without warning is NOT doing anything to keep people from not wearing a mask. Closing any clubhouse or amenity will not do anything to enforce the mandate. People will continue to not wear masks as we have all seen on the news, one example is the Governor at the recent football game.

There are numerous people not wearing masks in schools, universities, grocery stores, super stores (Walmart, Target, Costco) bars, stadiums etc the stores are not being closed. The individual person or group is being fined, terminated, banned or asked to please wear a mask. I'm trying to look at this from all sides but I am unable to find any sense to this. Your posting is disrespectful to every residence in the community and is condescending. We are not schoolchildren!
What's next closing pickleball courts, the golf course the streets?

The residents of this community have paid for these amenities and have a right to use them. This looks like a handful of zealots got together and made a decision. This is how a dictatorship starts. The cavalier attitude of this board is out of touch with this community making pointless rash decisions and has started down a path that is a concern to all residents.

Concerned LW Resident and Defender of Democracy and Civil Rights,
Steve Edrich



President GRF

From: Dave Mackinder [REDACTED]
Sent: Saturday, February 5, 2022 3:28 PM [REDACTED]
To: Susan Hopewell; Eunis Christensen
Cc: Leah Perrotti; Donna Gambol; Marsha Gerber; Paula Snowden; Janet Isom; Paul Pratt; Sandy Geffner; William Thompson; Lucy Ableser; Larry Slutsky; Tony Doderio; Carol Levine; Phil Mandeville; Carole Damoci; Lee Melody; Phil Friedman; Nick Massetti
Subject: Re: Closure of CH2 Poolroom and Game Room

Hi Folks,

As someone who was present for the confrontation, and peripherally (i.e., verbally) involved, I'd like to add my name to the list of those who think this was arguably the worst possible response.

- 1) I play pool in CH2 pretty much daily. Eunis and the others in my group play at CH2 frequently, averaging at least once or twice per week. This is easily confirmed by looking at the login sheet. I've never seen the couple Eunis was involved with before. I don't know their names or anything else about them, but I'll be surprised if it turns out they are frequent players there.
- 2) I've known Eunis since somewhere around the time my wife and I moved in (2016). She is both high-energy and very friendly. She is also not afraid to stick up for herself, which I consider a very positive thing.
- 3) That couple were the provocateurs in this event. My first notice of them came when the husband yelled something very close to "she's yelling so much she must be a Democrat". Note that I heard no yelling at all up to that point.
- 4) Eunis, I and all of our crew were happily compliant with the mask requirements, always. And comfortable reminding people of the rules/law.
- 5) The physical confrontation started with the wife pushing Eunis, who, I'm pleased to say, wasn't having it.
- 6) As far as I could see, no punches or anything like that occurred.

The result of your ruling is that the compliant, law-abiding shareholders are being punished for the behavior of a couple of insulting scofflaws who likely don't care about the shutdown. This, to me, is pretty much the worst possible response.

- Dave

On Friday, February 4, 2022, 08:45:53 PM PST, Eunis Christensen [REDACTED] wrote:

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President GRF

From: Robert Barnum [REDACTED]
Sent: Sunday, February 6, 2022 10:55 AM
To: Steve Edrich
Cc: Susan Hopewell; Leah Perrotti; Donna Gambol; Marsha Gerber; Janet Isom; ppratt@lwsb.com; sandygeffner; Lucy Ableser; Tony Dodero; Carol Levine; Phil Mandeville; Carole Damoci; Lee Melody; pfreidman@lwsb.com; Nick Massetti; Larry Slutsky; Connie Adkins; Dave Silva; Barry Brideau; Barry chittem; Bill Zurn; bob groncki; Boone Buntra; connie terry; dave mackinder; Dennis Bedford; Eunis Christensen; Frank tripoli; Gary Monahan; gary snow; George Gordon; Guta; Jerry Wrenn; Kathy Englehardt; kent wells; Kurt Bourhenne; mark youngs; Ray Friedrichson; ren villeneuve; Richard Ryals; Russ Black; Rusty aquino; sal lascala; sally mansis; sandy bird; shery Wells; stan sweat; Steve Mitchell; Tom Zimmerman; Zelma berkenkamp
Subject: Re: Closing CH2 pool room/game room.

I wholeheartedly agree with you Steve! I have witnessed one particular board member on two occasions sit in Clubhouse one during karaoke for two to three hours unmasked. Would the board shut down that venue if I had harshly confronted this individual? Not a believer in masks and never wanting to start conflict I therefore said nothing. What if I had? What would have happened? No one can truthfully say!! Would they have enforced a clubhouse one closure for a week? Or would they have just shutdown Wed. karaoke night? Their actions have managed to shutdown clubhouse two for a week. Not taking into consideration that many pool club members had planned for participation in a Monday night tournament. Now they are being deprived of their "active adult lifestyle" because of a few bad actors!!! Again I don't believe in any mask preventing us from getting this cold virus. But people are scared, I get it, so I wear them indoors. But there are and always will be inconsiderate people. Even our shareholders volunteer board concerning this issue looks guilty of it. P.S. You're right about the cameras but alot of them in our community don't work or the Rec. Dept. does not have them turned on. Hava good one

On Sat, Feb 5, 2022, 4:48 PM Steve Edric [REDACTED] wrote:
GRF Board Members and Management,

YOU SHOULD BE ASHAMED OF YOURSELVES!!

The posting to suddenly close CH2 pool/game room is unacceptable. The behavior of the board to abuse their power in such a way is outrageous. I can't believe a group of people sat down and decided this was an acceptable way to handle this issue. This is not about playing pool or games. This about abuse of power and rash decisions being made without thought. What in tarnation are you expecting to accomplish with this? Rewarding the troublemakers and punish the compliant is not the answer. Wake up! You know who the offenders are you have video. This incident happened over 2 weeks ago, showing how slow the board is to react to such incidents. If this is "repeated" noncompliance, then why hasn't GRF handled the individual repeat offenders. That shows incompetence. Why isn't the board instructing security or custodians to remind residents to wear a mask when they see any violations?

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President GRF

From: Kurt Bourhenne [REDACTED]
Sent: Sunday, February 6, 2022 10:31 AM
To: Susan Hopewell
Subject: ***SUSPECTED SPAM*** URGENT NOTICE 02/04/2022

To: Recreation manager, GRF

Was in CH-2 yesterday practicing my pool play. Had a mask on the entire time even though I was the only one in the pool room. 1/2 hour later 2 women and about 4 children, under the age of 10, came in the game room without masks. The CH caretaker came into the game room ALSO without a mask.
Is this the reason they are shutting down CH-2?

Kurt Bourhenne [REDACTED]

From: [REDACTED]
To: [REDACTED]
Sent: 2/5/2022 7:49:20 AM Pacific Standard Time
Subject: URGENT NOTICE 02/04/2022



URGENT NOTICE

Effective Saturday, February 5, 2022

By order of the GRF Board

The Clubhouse 2 Poolroom and Game Room will be closed through February 11 due to repeated noncompliance with the State issued mask mandate which has resulted in conflict and physical confrontation.

The Board is hopeful that closure of additional amenities will not become necessary. Please follow the State mandate and mask up indoors!

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President GRF

From: David Silva <[REDACTED]>
Sent: Sunday, February 6, 2022 2:17 PM
To: Robert Barnum
Cc: Steve Edrich; Susan Hopewell; Leah Perrotti; Donna Gambol; Marsha Gerber; Janet Isom; [REDACTED] Sandy Geffner; Lucy Ableser; Tony Dodero; Carol Levine; Phil Mandeville; Carole Damoci; Lee [REDACTED] Nick Massetti; Larry Slutsky; Connie Adkins; Barry Brideau; Barry chitem; Bill Zurn; bob groncki; Boone Buntra; connie terry; dave mackinder; Dennis Bedford; Eunis Christensen; Frank tripoli; Gary Monahan; gary snow; George Gordon; Guta; Jerry Wrenn; Kathy Englehardt; kent wells; Kurt Bourhenne; mark youngs; Ray Friedrichson; ren villeneuve; Richard Ryals; Russ Black; Rusty aquino; sal lascal; sally mansis; sandy bird; shery Wells; stan sweatt; Steve Mitchell; Tom Zimmerman; Zelma berkenkamp
Subject: Re: Closing CH2 pool room/game room.

The pool players have worn our masks during the league and during our practice. The start of our league has been delayed for what I would consider to be irrational reasons. Nearly all persons not wearing masks in CH2, that I observed, were in the game room. If custodians observed people without masks they should be warned and if those persons repeatedly violated the mask mandate perhaps they should be fined or denied access to the clubhouse for a specific period of time. What the board did was akin to making the whole class stay after school because one kid did something wrong. I believe closing CH 2 was an overbearing act meant to make residents conform by punishing the innocent along with the guilty.

Eunis Christiansen is not to blame in this fiasco. When she tried to remind someone violating the mask mandate she was verbally abused and physically attacked. She could have gone in search of the custodian, or she could have ignored the violation. Most people would have ignored it.

Sincerely, Dave Silva

On Sun, Feb 6, 2022 at 10:55 AM Robert Bar [REDACTED] wrote:

I wholeheartedly agree with you Steve! I have witnessed one particular board member on two occasions sit in Clubhouse one during karaoke for two to three hours unmasked. Would the board shut down that venue if I had harshly confronted this individual? Not a believer in masks and never wanting to start conflict I therefore said nothing.

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President GRF

From: Steve Edrich [REDACTED]
Sent: Monday, February 7, 2022 9:09 AM
To: Susan Hopewell; Leah Perrotti; Donna Gambol; Marsha Gerber; Janet Isom; [REDACTED]; Sandy Geffner; Lucy Ableser; Tony Dodero; Carol Levine; Phil Mandeville; Carole Damoci; Lee Melody; [REDACTED] Nick Massetti; Larry Slutsky; Connie Adkins
Cc: Dave Silva; Barry Brideau; Barry chittem; Bill Zurn; Bob Barnum; bob groncki; Boone Buntra; connie terry; dave mackinder; Dennis Bedford; Eunis Christensen; Frank tripoli; Gary Monahan; gary snow; George Gordon; Guta; Jerry Wrenn; Kathy Englehardt; kent wells; Kurt Bourhenne; mark youngs; mark youngs; Ray Friedrichson; ren villeneuve; Richard Ryals; Russ Black; Rusty aquino; sal lascala; sally mansis; sandy bird; shery Wells; stan sweatt; Steve Mitchell; Tom Zimmerman; Zelma berkenkamp
Subject: Re: Closing CH2 pool room/game room.

Collective punishment is a punishment or sanction imposed on a group for acts allegedly perpetrated by a member of that group, which could be an ethnic or political group, or just the family, friends and neighbors of the perpetrator. Because individuals who are not responsible for the wrong acts are targeted, collective punishment is not compatible with the basic principle of individual responsibility. The punished group may often have no direct association with the perpetrator other than living in the same area and can not be assumed to exercise control over the perpetrator's actions. Collective punishment is prohibited by treaty in both international and non-international armed conflicts, more specifically Common Article 3 of the Geneva Conventions and Additional Protocol II.^{[1][2]}

Collective punishment was counterproductive, provoking more **occurrences** of the undesired behavior. In no variation did collective punishment have a statistically significant effect on the likelihood of group members to punish one another internally to self-police or self-enforce group norms.

I recommend all members of GRF BOD to read the articles below.

Article 22(2)(a) of the 1991 ILC Draft Code of Crimes against the Peace and Security of Mankind, states that "collective punishment" is **an exceptionally serious war crime** and a serious violation of the principles and rules of international law.

[https://\[REDACTED\]](https://[REDACTED])



Mass Punishment Does Not Work | Proceedings - February 2019 Vol. 145/2/1,392

A Leadership Tool as Old as Leadership. From the Roman Army's practice of decimation to today's unit-wide safety stand-downs after a liberty incident, leaders throughout history have felt compelled to levy a tax on every

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Tia Makakaufaki

From: Ron <[REDACTED]>
Sent: Saturday, February 12, 2022 4:50 PM
To: GRF Board
Subject: MEMBER RULES OF CONDUCT

Greetings

Regarding the closure of the CH2 game/pool room because of repeated mask violations and the verbal and physical assault that occurred January 21, 2022 on a resident. How do you justify closing the game/pool room and punishing all the LW residents who want to use these facilities? The mask violation and the more serious violation the assault, MEMBER RULES OF CONDUCT # 2.4.1.1 was captured on the pool room camera, so the couple who perpetrated the prohibited behaviors can easily be identified and should be penalized in accordance with the NON-COMPLIANCE 3.1 of the MEMBER RULES OF CONDUCT. See section 30-5093-2 for a schedule of fines and penalties .

Can you please publicly explain at your next GRF-BOD meeting how you came up with the reasoning you did? The LW community needs to know how and why, and it needs to be on record. FYI - We're not quite as dumb as you think we are and as the recent penalizing actions of the GRF-BOD has taken seem to justify.

Thank you for your service to our community

Ron Belbert
[REDACTED]

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Tia Makakaufaki

From: Heinz Schulmeister - [REDACTED]
Sent: Saturday, February 5, 2022 10:31 AM
To: GRF Board
Subject: Club house 2 closure

Dear GRF Board,

May I make a suggestion instead of punishing all ? The confrontations as I have seen them are started usually by the staff and not by any residents .

We need to respect both sides here. The mandates pushed by ordinance are at minimum constitutionally flawed and the science behind the masks is flawed as well. The media and politics have been planting fear nonstop.

Let's respect each other and go for a compromise and bring in " Personal Responsibility" and some " " common sense'.

So here is my compromise suggestion...

1. Open up the clubhouse for mask only for 70% of the time.
2. Schedule 2 or 3 hours per day for voluntary mask wearing.
3. During those times it is each person's own responsibility if they enter the facility. If a person is uncomfortable, come at times where everyone is supposed to wear a mask.

This way you cover all, and you don't punish the ones that have a desperate need to follow mandates.

Thank you for your consideration
Heinz

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Tia Makakaufaki

From: Frederick Edworthy [REDACTED]
Sent: Wednesday, February 9, 2022 8:09 AM
To: GRF Board; SecurityBusAndTrafficCommittee
Cc: Victor Rocha; Larry Norlander
Subject: Urban Crossroads "Speed Cushions"

February 9, 2022

Dear GRF Board Members;

Thank you for your leadership during a difficult time - I would like to submit the following observation - not as a criticism but simply something to note. I am referencing the sum of money that was passed last month to fund Urban Crossroad's study and report on where to best place " speed cushions" on Trust Streets.

"MOVED 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"

It seems to me that we are asking the wrong people - did anyone consider asking our Security Department for their opinion?

You see it is difficult for some engineer with no local knowledge to drive around Leisure World for a day and write recommendations. We have some very long standing patrol officers who have logged thousands of miles over many years patrolling our streets. We have Mr. Rocha and Mr. Norlander who have probably reviewed every traffic and incident report for the past years. Don't you think these people could advise us where "speed cushions" might be most effective?

Does Urban Crossroads know when the maintenance crews start in the AM as they rush around the corner at CH 2 towards work - do they know about the two church services that coincide on Church Place - do they know about the rush to the main gate at 6:00 AM where speeds reach 50 MPH down Golden Rain - do they know about the ghost walkers that appear at 5:00 AM and insist on walking on the roadway - I am sure they never will know but our Security Department knows when and where all this goes on.

I realize why we hire "consultants" and many times it is not for their knowledge, it is so no one here is responsible for the decision. All we have to say is "Urban Crossroads" told us. It is a common ploy used by many in the corporate world to distance themselves from making a decision.

Was it not Urban Crossroads who advised us to take all the writing off the roadways? distracts drivers I think they said - Today we are painting STOP back on the roads. They advised taking down the road divider at the speed bump on Church Place - now we have drivers dodging the little speed bump and meeting cars coming off Thunderbird on the wrong side of the road. Does Urban Crossroads know this. No but I do because it is directly in front of my house.

These are just a few examples of why we should trust this to our those who live and work on the streets of LW - Please show some faith in the people we hire - I think that they are much better qualified than Urban Crossroads to choose the sites for "speed cushions." There is a better use for \$9,600 (in my opinion)

Kind Regards

Frederick Edworthy
[REDACTED]

Cc: Mr. Victor Rocha / Mr. Larry Norlander /SB&T Committee

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Tia Makakaufaki

From: lee_howell Howell <[REDACTED]>
Sent: Thursday, February 10, 2022 11:13 AM
To: GRF Board
Subject: Library: I'm currently denied access

In March of 2020, I checked out a rather dated Spanish Language Self-Guided Tutorial which was an oversized item that included books and CD's. I say oversized because it would be extremely difficult to misplace. I say outdated because it I reviewed and quickly realized it was not what I had in mind. I placed the item in a bag, walked over to the Library and deposited in the drop box. It is a clear recollection. After a couple weeks I received a notice that the item had not been received and was now overdue. Due to lack of access to staff due to lockdown, I called and spoke to the staff and shared by having returned but having no proof it became an "I said, they said" no winner back and forth. But I was the loser as I was persona non grata, an outcast unless I paid the estimated cost of this Tutorial having to admit to what I was not, a Liar and Thief. Just to be sure, I looked, and considering that our unit is neat and tidy, and this item was nowhere to be found. Once the Library reopened at some point later that year, I went to plead my cause in person hoping for a happy medium, split the difference, a compromise. I was met with what I perceived as a very unLibrary like rudeness, no budge. I didn't respond in kind but just walked away feeling angry and discounted. I have since turned my desire to read over to OC Library and check out many books, never a fine or problem. I add that I also have a many year relationship with LA Co Libraries also with no issue. This snafu with Our Library is a mix up, misunderstanding, not sure what happened. I just called and Taylor informed me that I my "outstanding charge" remains thus the lockout continues.

I send this email hoping for the Board to intervene and seek to have the Library accept my offer to meet halfway (I'll pay half the charge) out of principle. I am now a nearly 5-year resident of LW in good standing. I even my Building Captain 😊 I have a good credit rating, make every effort to be a law-abiding, apple-pie eating, and most of all strive to be a love my neighbor as myself Christian person. To have our LW Library treat me like they're the IRS just rubs me (and I hope the Board) the wrong way. Please consider as I would love to walk over and browse and enjoy. Thank you for considering,
Lee Howell
[REDACTED]

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Tia Makakaufaki

From: Alan Dale [REDACTED]
Sent: Monday, February 14, 2022 2:50 PM
To: GRF Board
Subject: What is the status of the Mini Farm?

Hi GRF Board Members,

Over a year ago my name finally came up to be assigned to a Mini Farm plot. I was very excited by the good news because I had been on the waiting list for many many years. Then within a week I was then told that the assignment would not happen just yet. It was then put on hold because the area was going to be shut down for reconstruction. At that time the target date for reopening the mini farm was going to be March 1, 2022.

This weekend I drove by the mini farm area to see how the progress was coming along. To my shock and surprise I saw that there was no significant progress made for over a year. What happened? Why has there been no progress for over a year? This should be done by now. This is so very disappointing! When is the mini farm area going to reopen? When will there be plot assignments?

In addition to addressing the above if you could also please address in the next board meeting an update on the follow two other disappointing projects I would appreciate it.

The new sound barrier wall between Leisure World and the 405 Freeway was only going to take about 30 days until the new replacement wall would be in place. We are way over due that time period. The freeway noise pollution is a huge problem that many are literally losing sleep over due to the added noise. This is also a health concern. The temporary sound barrier in place does not work and is insufficient in reducing the noise. Also the new wall that is planned is only going to be about a foot taller. My concern is that the new wall will not be sufficient enough to address the additional noise pollution from the added new lanes. Who in Leisure World is staying on top of this issue? Also when is the new wall going to be up? Are other things planned to help reduce the increasing noise pollution in Leisure World? Like perhaps planting more trees as natural sound barriers or getting a group discount for implementing double pane windows?

The last issue is regarding the delays in getting the new pool project completed. I now see there is progress on this project. Is there a realistic target date on when the new pool will be open and operation?

Thank you for addressing these issues.

Kind Regards,

Alan Farnham
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[REDACTED]

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In accordance with Civil Code 4090, the Foundation will make available a summary of the meetings where a quorum of the Board was present. A quorum of the Board was present at the following January 2022 Committee meetings:

- Minutes of the Recreation Committee Meeting of January 3, 2022
- Minutes of the Physical Property Committee Meeting of January 5, 2022
- Minutes of the GRF Administration Committee Meeting of January 6, 2022
- Minutes of the Mutual Administration Committee Meeting of January 10, 2022

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
January 25, 2022**

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, January 25, 2022, in Clubhouse Four and via live stream.

PLEDGE OF ALLEGIANCE

Tony Doderer led the Pledge of Allegiance.

ROLL CALL

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

Directors Perrotti, Pratt, Snowden, Ableser and Isom were present via Zoom.

18 Directors participated with a quorum of the voting majority.

The Director of Finance, Carolyn Miller, Facilities Director, Mark Weaver, Director of IT, Marcelo Mario and Recording Secretary, Tia Makakaufaki were also present.

ANNOUNCEMENTS

The President reminded the audience that draft and approved GRF Board minutes are not available from the receptionist in the Administration building.

SERVICE ANNIVERSARIES AND EMPLOYEES OF THE MONTH

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

SEAL BEACH COUNCIL MEMBER'S REPORT

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

HEALTH CARE CENTER ADVISORY BOARD UPDATE

Alicia Nelson provided an update on the Health Care Center. The next update will be April 26, 2022, 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

Five members offered comments at the meeting, and two members offered written comments, submitted prior to the meeting.

CONSENT AGENDA

The consent agenda included minutes of the • 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 from December 20, 2021 • Minutes of the GRF Board Meeting from December 21, 2021 • The acceptance of the Interim Financial Statement, December 2021 • Approval Reserve Funds Investment Purchase

The Consent Agenda was adopted, as presented.

AD HOC REPORTS

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

NEW BUSINESS

GENERAL

Reserve Funding Request - Server Replacement

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 Veeam. Konica suggested retaining Synology for local back up with Veeam 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.

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

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.

Three Directors spoke on the motion.

Establishment of Ad Hoc Committee

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.

Ms. Hopewell MOVED, seconded by Ms. Levine carried unanimously by the Directors present –

1st Motion-

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.

Two Directors spoke on this motion.

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

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, TO approve the appointment of Nick Massetti, Chair, Lee Melody, Larry Slutsky, Paula Snowden, and Carol Levine to the Bulk Cable Ad hoc Committee.

Three Directors spoke on the motion

FINANCE COMMITTEE

Amend Rule 40-5528-1 Refund of Excess Income

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.

Ms. Isom MOVED, seconded by Mr. Friedman present -

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 or 4.

Fourteen Directors spoke on this motion.

The motion carried with one no vote (Dodero).

FINAL VOTE - Amend Policy 40-5061-2, Fees

After a brief discussion, the committee concurred to send this item back to Finance Committee.

FINAL VOTE – Adopt Policy 40-5580-2 Entry Passes – Fees

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.

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

TO ratify policy 40-5580-2, Entry Passes - Fees, updating document
language, as presented.

No one spoke on this motion.

MUTUAL ADMINISTRATION COMMITTEE

Approval to Host 2022 Life Options Expo

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.

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

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.

Three Directors spoke on the motion.

PHYSICAL PROPERTIES COMMITTEE

Capital Funding Request - St. Andrews Electric Vehicle Charging Station

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 \$62,096

Ever Charge did not comply with RFP

At the January 5, 2022 meeting of the Physical Property Committee, the Committee also requested a lease option from Charge Point. The cost they provided for a 5-year period is \$41,434. A 20% contingency of \$ \$8,687 is recommended, for a total not to exceed \$49,721.

Note a 5-year lease is most they offer a second 5-year lease will be required to meet SCE requirements.

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 \$62,096 based on approval from SCE Charge Ready Program and add a 20% contingency for a total cost not to exceed \$74,496 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 \$74,496 are available. The Committee placed a temporary hold on these funds pending a Board action to release the funds for this project.

Mr. Melody MOVED, seconded by Mr. Dodero present –

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.

Thirteen Directors and the Facilities Director spoke on this motion.

The motion passed with five no votes (Perrotti, Gambol, Pratt, Gerber and Isom).

Capital Funding Request – Urban Crossroad -North Gate Road in Northwood Road and St. Andrews Drive

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.

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

TO award a contract to Urban Crossroads to perform an analysis of traffic flow 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.

Four Directors and the Facilities Director spoke on this motion.

Reserve Funding Request - Drainage Concerns St.Andrews/Northwood

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.

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

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.

Two Directors and the Facilities Director spoke on the motion.

Reserve Funding Request - Lobby Carpet Replacement Clubhouse Two

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 | Bixby Plaza Carpets |
| \$22,358 | \$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.

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

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.

Two Directors and the Facilities Director spoke on this motion.

RECREATION COMMITTEE

TENATIVE VOTE: Adopt Policy 70-5563-1, Needle Arts Studio – Rules

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.

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

TO adopt policy 70-5563-1, Needle Arts Studio - Rules as presented,
pending a 28 -day notification to the members and a final decision by
the GRF Board of Directors on March 22, 2022.

Two Directors spoke on this motion.

STRATEGIC PLANNING AD HOC COMMITTEE

Amend Policy 30-5167-3, Committee Charter

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.

Ms. Isom MOVED, seconded by Mr. Mandeville present -

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

Four Directors spoke on this motion.

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

SECURITY, BUS & TRAFFIC COMMITTEE

Capital Funding Request – Speed Cushions

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.

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

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.

Two Directors and the Facilities Director spoke on this motion.

FINAL VOTE - Amend Policy 80-1937-2, Parking - Fines

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.

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

TO ratify 80-1937-2, Parking -Fines, as presented.

No one spoke on this motion.

FINAL VOTE - Rescind Policy 80-1927.01-2, Fees for Parking Rules Violations on Trust Property

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.

Ms. Gambol MOVED, seconded by Ms. Gerber present –

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

No one spoke on this motion.

The motion passed with one abstention (Slutsky).

FINAL VOTE – Rescind Policy 80-1927.02-3, Parking Rules for Trust Property

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.

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

TO rescind 80-1927.02-3, parking rules for trust property, as presented.

No one spoke on this motion.

BOARD MEMBER COMMENTS

Eighteen Directors offered a comment.

ADJOURNMENT

The meeting was adjourned at 12:43 P.M.

Paula Snowden, Corporate Secretary
Golden Rain Foundation tm 1.25.22

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



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February 22, 2022



GRF

BOARD NEWSLETTER

Approved Consent Agenda

MOVED and approved the consent agenda included 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 from December 20, 2021 • Minutes of the GRF Board Meeting from December 21, 2021 • The acceptance of the Interim Financial Statement, December 2021 • Approval Reserve Funds Investment Purchase.

General - Reserve Funding Request - Server Replacement

MOVED 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.

General - Establishment of Ad Hoc Committee1st Motion:

MOVED 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 stated 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, MOVED to approve the appointment of Nick Massetti, Chair, Lee Melody, Larry Slutsky, Paula Snowden, and Carol Levine to the Bulk Cable Ad hoc Committee.

Finance Committee - Amend Rule 40-5528-1 Refund of Excess Income

MOVED 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 or 4.

Finance Committee - FINAL VOTE - Amend Policy 40-5061-2, Fees

After a brief discussion, the Board decided to send this back to the Finance Committee.

Finance Committee - FINAL VOTE – Adopt Policy 40-5580-2 Entry Passes – Fees

MOVED to ratify policy 40-5580-2, Entry Passes - Fees, updating document language, as presented.

Mutual Administration Committee - Approval to Host 2022 Life Options Expo

MOVED 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.

Physical Property Committee – Capital Funding Request - St. Andrews Electric Vehicle Charging Station

MOVED 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 to sign the contract.

Physical Property Committee - Capital Funding Request – Urban Crossroad -North Gate Road at Northwood Road and St. Andrews Drive

MOVED to award a contract to Urban Crossroads to perform an analysis of traffic flow 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.

Physical Property Committee - Reserve Funding Request - Drainage Concerns St. Andrews/Northwood

MOVED 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 to sign the contract.

Physical Property Committee – Reserve Funding Request - Lobby Carpet Replacement Clubhouse Two

MOVED 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 to sign the contract.

Recreation Committee - TENTATIVE VOTE: Adopt Policy 70-5563-1, Needle Arts Studio – Rules

MOVED to adopt policy 70-5563-1, Needle Arts Studio - Rules as presented, pending a 28 -day notification to the members and a final decision by the GRF Board of Directors on March 22, 2022.

Strategic Planning Ad Hoc Committee - Amend Policy 30-5167-3, Committee Charter

MOVED to amend policy 30-5167-3, Strategic Planning Ad Hoc Committee Charter with changes to the Purpose, Goals and Duties as presented.

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

MOVED 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.

Security, Bus & Traffic Committee - FINAL VOTE - Amend Policy 80-1937-2, Parking

MOVED to ratify 80-1937-2, Parking -Fines, as presented.

Security, Bus & Traffic Committee - FINAL VOTE - Rescind Policy 80-1927.01-2, Fees for Parking Rules Violations on Trust Property

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

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

Recap of GRF Committees' Activity

February 2022

February 2, 2022, Physical Properties Committee

- CONCURRED by the Committee to bring back the agenda topic, Speed Cushions with additional information to the next scheduled meeting.
- CONCURRED by the Committee to have the Facilities Director present more information about the agenda topic, Flashing Stop Signs to the Security, Bus and Traffic Committee.
- CONCURRED by the Committee to have the Physical Property Manager present more information about the Clubhouse Two Renovation at the next scheduled meeting.
- CONCURRED by the Committee to bring back the agenda topic, Storm Drains Screens Project Resurrection to the next scheduled meeting.
- CONCURRED by the Committee to bring back the agenda topic, Adding More Parking Spaces to Clubhouse One to the next scheduled meeting.
- CONCURRED to have the Facilities Director get additional information regarding the traffic lights and the pedestrian time, regarding Left Turn Signal Lights at Golden Rain and St. Andrews and bring back to the next scheduled meeting.
- CONCURRED by the Committee to reach out to Urban Crossroads and request information for extending red curb markings.
- CONCURRED by the Committee to add the stand for the point person at the main gate to the future traffic flow study.
- MOVED and recommended the GRF Board to accept Clearing Out the Mini Farms at the 1.8 Acres to J&J proposal in the amount of \$13,300 with a 10% contingency, Capital Funding, pending review by the Finance Committee, and authorize the President to sign the contract.
- CONCURRED by the Committee to bring back the agenda topic, Faux Ivy to Be Woven into Chain Link Fence Along Channel to the next scheduled meeting.
- MOVED and recommended the GRF Board amend the 30-5041-5 Real Trust Property Acreage, with the additional changes, as presented

February 3, 2022, GRF Administration Committee

- MOVED to approve the purchase the enclosed trailer from Golden West Trailer Sales to store the Emergency Supplies currently stored in two outdoor sheds for a cost of \$12,534.50 from Capital Funding and adding a 10% contingency of \$1,253.45 for any unsee extras, for a total cost not to exceed \$13,787.95 and to send to Finance approval.
- CONCURRED by the Committee to request the Safety/Emergency Coordinator bring back more information about Blue Can 50 Year Life Water.

- CONCURRED by the Committee to form a sub committee consisting of Paula Snowden (Chair) and William Thompson and Sandy Geffner who will be contributing as special Director advisors. The Sub-Committee will bring back a report next month on their progress of updating the Glossary of Terms.
- CONCURRED by the Committee to forward December Gift Log to GRF Executive Session for further discussion.
- CONCURRED by 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 review at a work study governing document 50-3182-1 Member/Owner Renter/Lessee – Rules.
- MOVED and recommend the GRF Board accept, 50-3182- Member/Owner Renter/Lessee – Rules as amended.
- MOVED and recommend the GRF Board accept, 30-5155-3, Plan Investment Administrative Committee as amended.

February 7, 2022, Recreation Committee

- CONCURRED by the Committee to review agenda topic Suggested Swimming Pool Rules, at the next work study.
- CONCURRED by the Committee to forward the correspondence about Ejected Mini Farm to the GRF Board.
- CONCURRED by the Committee to forward the Clubhouse Six Handicapped Accessibility Controlled Doors correspondence to the Physical Property Committee.
- CONCURRED by the Committee to forward Building Inspector to the Physical Property Committee to investigate all existing Clubhouses sewers and to look into different options.
- CONCURRED by the Committee to have the Recreation Manager submit a protocol for woodshop incidents to the Security Services Director.
- CONCURRED by the Committee to have the Library Supervisor bring back additional information on an NOCE instructor for woodworking classes to the next scheduled meeting.
- CONCURRED by the Committee and approved the Proposal for Korean Drum Club.
- MOVED and recommended the GRF Board approve the extension of ICS contract until December 31, 2022, after review by the Finance Committee.
- MOVED and recommended the GRF board approve the purchase of a new ice machine from Norm's Refrigeration & Ice Equipment for a total cost not to exceed \$4,154.49, Reserve Funding, after review by the Finance Committee.
- MOVED and recommended the GRF Board approve the repair of the icemaker in Clubhouse Three. If the cost is more than \$1,000, then it is recommended that a new machine be purchased for \$3,454.49 with a \$700.00 contingency, for a total cost of \$4,154.49, Reserve Funding, after review by the Finance Committee.
- CONCURRED by the Committee to have the Library Supervisor amend governing document 70-2504- 2- The Library-Fees.
- CONCURRED by the Committee to have the Library Supervisor bring back additional information to the next scheduled meeting.
- CONCURRED by the Committee to accept the Pool donation for shade structure.

- CONCURRED by the Committee to have the Physical Property Committee look into a shade structure.

February 9, 2022, Security, Bus and Traffic Committee

- CONCURRED to have the Recording Secretary send an acknowledgment letter to the Shareholder regarding the Security Fee.
- CONCURRED by the Committee to forward this agenda topic, Gate Access System Update to the GRF Board.
- CONCURRED by the Committee to have the Fleet Manager bring back additional information on Contracted/Off-site and On-Site Bus Service to the next scheduled meeting.
- CONCURRED by Security Services Manager provided an update on Parking Tickets on Hold. No action was taken, pending more information to be presented by the Security Services Director at the next scheduled meeting.
- CONCURRED by the Committee for more information regarding Replacement of Buses to be presented by the Fleet Manager at the next scheduled meeting.
- CONCURRED by the Committee for more information regarding Assessment of all GRF Vehicles to be presented by the Fleet Manager at the next scheduled meeting.
- MOVED and recommended that the GRF Board amend the 80-1937-1 Parking Rules to include no overnight parking allowed in any adjacent to Clubhouse One.

February 10, 2022, Communication/IT Committee

- CONCURRED by the Committee Chair Snowden provided an update on the Clubhouse Four Dais and requested to bring back at the April meeting.
- CONCURRED by the IT Supervisor provided an update on the Livestream Tech Issues and was requested to bring back more information at the May meeting.
- CONCURRED by the Committee to bring the Replacement of Jenark & Other Legacy Systems, agenda item to the next scheduled meeting.
- CONCURRED by the IT Supervisor provided an update on the cameras and equipment for the Conference rooms and was requested to bring back more information at the May meeting.
- CONCURRED by the Chair to appoint Ms. Gambol for Vice Chair. There being no further discussion, Ms. Gambol was declared Vice Chair of the Communications/IT Committee, by acclamation.
- MOVED to eliminate the annual report and forward to the GRF Board for final approval.
- CONCURRED by the Committee to schedule a work study on February 23, 2022, the following governing documents: • Adopt 20-2807-1, GRF Emergency Text Parameters • Amend 20-5050-1 Digital Billboards
- MOVED and recommended the GRF BOD amend 20-2806-1, Community Publications, as presented.

February 11, 2022, ARCHITECTURAL DESIGN AND REVIEW Committee

- CONCURRED by the Committee to forward any ideas regarding Fireplace Center to the Chair and to bring back the additional information to the next scheduled meeting.
- MOVED by the Committee to purchase two Fauxy Ivy panels and place one at the channel's north side and one at the south side.



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE
SUBJECT: ACCEPTANCE OF THE INTERIM JANUARY 2022 FINANCIAL STATEMENTS
DATE: FEBRUARY 22, 2022
CC: FILE

At the February 18, 2022 Finance Committee meeting, 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 January 2022 interim financial statements for audit.

I move that the GRF Board of Directors accept the January 2022 interim financial statements for audit.

Financial Recap – January 2022

As of the one-month period ended January 2022, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$179,987.

Major variances are:

| | | |
|-------------------------|-----------|---|
| Wages, Taxes & Benefits | \$130,119 | Favorable: Wages \$89K; P/R Taxes \$11K; Workers' Comp \$1.3K; 401(k) ER Match \$5.5K; Group Ins \$23K; average FTE < budget by 19.0 FTEs |
| Professional Fees | 10,277 | Favorable: Legal expenses and computer support less than budget. |
| Facilities Maintenance | 30,330 | Favorable: Less maintenance in January than planned; Janitorial contract renegotiated for less. |
| SRO Labor Cost Recovery | (39,617) | Unfavorable: Less billable hours than budgeted |

| | Fund Balance | Allocated For Current Projects | Allocated For Future Projects | For details, see page |
|------------------------|---------------------|---------------------------------------|--------------------------------------|------------------------------|
| Reserve Funds | | | | |
| Repairs & Replacements | \$12,260,254 | \$509,698 | \$11,750,556 | 7 |

| | Fund Balance | Allocated Funds | Unallocated Funds | For details, see page |
|----------------------|---------------------|------------------------|--------------------------|------------------------------|
| Capital Funds | | | | |
| Capital Improvements | \$2,897,579 | \$838,817 | \$2,058,762 | 8 |

Total year-to-date approved unbudgeted operating expenses are \$388.

P.O. Box 2069
Seal Beach CA 90740

| Description | | | |
|-------------|---------------------------------------|--------------|-------------------|
| | Current Assets: | | |
| 1122000 | Cash & cash equivalents | 219,524 | |
| | Non-Restricted Funds | 62,191 | |
| | Receivables | 689,440 | |
| | Prepaid expenses | 615,426 | |
| 1154100 | Deferred Lease Revenue | 9,052 | |
| | Inventory of maintenance supplies | 481,242 | |
| | Total Current Assets | | 2,076,875 |
| | Designated deposits | | |
| 1211000 | Contingency Operating Fund | 1,000,000 | |
| | Reserve Fund | 12,260,254 | |
| 1212500 | Capital Improvement Fund-GRF | 2,897,579 | |
| | Total designated deposits | | 16,157,833 |
| | Notes Receivable | | |
| 1411000 | Notes Receivable | 76,004 | |
| | Total Notes Receivable | | 76,004 |
| | Fixed Assets | | |
| | Land, Building, Furniture & Equipment | 41,174,724 | |
| | Less: Accumulated Dep'n | (24,453,423) | |
| | Net Fixed Assets | | 16,721,300 |
| | Other Assets | | |
| | Total Assets | | 35,032,012 |

P.O. Box 2069
Seal Beach CA 90740

| Description | | | |
|-------------------------------------|--|------------------|--------------------|
| Liabilities & Equity | | | |
| Current Liabilities: | | | |
| | Accounts payable | 308,770 | |
| | Project Commitments | 855,989 | |
| | Prepaid Deposits | 57,063 | |
| | Accrued payroll & payroll taxes | 494,289 | |
| 2140000 | Unearned Income | 32,194 | |
| | Deferred Revenue-Other | 5,330 | |
| | Accrued expenses | 172,137 | |
| | Total Current Liabilities | 1,925,770 | |
| | Total Liabilities | | 1,925,770 |
| Equity | | | |
| Mutuals' Beneficial Interest | | | |
| 3211000 | Contingency Operating Reserve Equity | 1,000,000 | |
| 3212000 | Reserve Equity | 11,630,933 | |
| 3394000 | Capital Fund Equity | 2,270,911 | |
| 3310000 | Beneficial Interest in Trust | 18,071,867 | |
| | Total Mutuals' Beneficial Interest | | 32,973,712 |
| 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 | 65,970 | |
| 3910000 | Excess Income / (Expense) Prior Year | 1,088,696 | |
| | Total Excess Income | | 1,154,666 |
| 3920000 | Dep'n & Amortization | | (7,273,787) |
| | Net Stockholders' Equity | | 33,106,242 |
| | Total Liabilities & Stockholders' Equity | | 35,032,012 |

Golden Rain Foundation
Cash Flow Activity - All Reserves
For the Period Ended January 31, 2022

| | Contingency Operating Fund | Reserve Fund | Capital Improvement Fund | Nonrestricted Funds | Total |
|---------------------------------------|----------------------------------|-------------------|--------------------------------|------------------------|-------------------|
| Balance 12/31/2021 | 1,000,000 | 11,780,045 | 3,147,920 | 439,121 | 16,367,086 |
| Funded: Assessments | | 41,663 | | | 41,663 |
| Funded: Amenities Fees collected (44) | | 89,404 | 89,404 | | 178,808 |
| Funded: M17 Lease Fees collected (3) | | 774 | 774 | | 1,548 |
| Funded: Interest on Funds | | 605 | 102 | | 707 |
| Expenditures | | (52,238) | (340,622) | | (392,860) |
| Transfers between funds | - | 400,000 | | | 400,000 |
| Net Monthly Activity | | | | (376,929) | (376,929) |
| Balance 1/31/2022 | 1,000,000 | 12,260,254 | 2,897,579 | 62,191 | 16,220,024 |
| Net Activity | - | 480,209 | (250,342) | (376,929) | (147,062) |

Golden Rain Foundation
Quick Balance Sheet Analysis
For the Period Ended January 31, 2022

SELECTED BALANCE SHEET ITEMS

| | Current Balance | Prior Month | Increase (Decrease) |
|----------------------------|--------------------|----------------|------------------------|
| Cash In Bank | 281,715 | 753,402 | (471,687) |
| Current Assets | 18,234,708 | 18,284,456 | (49,748) |
| Current Liabilities | 1,925,770 | 2,096,921 | (171,151) |
| Current Ratio | 9.47 | 10.25 | |
| Designated Deposits: | 16,157,833 | 15,927,966 | 229,867 |
| Reserve Fund | | | |
| Capital Improvement Fund | | | |
| Contingency Operating Fund | | | |

RESULT OF OPERATIONS

| Current Month | Actual | Budget | Variance | % |
|-----------------------------------|----------------|-----------------|----------------|--------|
| Income | 1,450,707 | 1,538,717 | (88,010) | (5.72) |
| Expense | 1,290,301 | 1,558,298 | 267,997 | 17.20 |
| Net Materials Recovery(Pass Thru) | 0 | 0 | 0 | |
| Excess Income or (Expense) | 160,406 | (19,581) | 179,987 | |
| Year To Date | Actual | Budget | Variance | % |
| Income | 1,450,707 | 1,538,717 | (88,010) | (5.72) |
| Expense | 1,290,301 | 1,558,298 | 267,997 | 17.20 |
| Net Materials Recovery(Pass Thru) | 0 | 0 | 0 | |
| Excess Income or (Expense) | 160,406 | (19,581) | 179,987 | |

| Full Time Equivalents | | |
|-----------------------|-------------|----------------|
| For the Month | Average YTD | Planned - 2022 |
| 140.59 | 140.59 | 159.50 |



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE
SUBJECT: RESERVE FUNDS INVESTMENT PURCHASE
DATE: FEBRUARY 22, 2022
CC: FILE

At the February 18, 2022 Finance Committee meeting, the Committee discussed the current investment ladder and reserve funds available for investing to fill in the gaps in the investment ladder.

Following this discussion, the committee passed a motion to recommend the GRF Board authorize the purchase of brokered CDs through Morgan Stanley and US Bancorp for \$1,765,000 and \$520,000, respectively, totaling \$2,285,000 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 and US Bancorp for \$1,765,000 and \$520,000, respectively, totaling \$2,285,000 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 January 31, 2022

| Term | Maturity Month | Investment Amount | Rate | Loc | |
|------|----------------|-------------------|-------|-----|-------------|
| 0 | Feb-22 | 795,000 | 0.10% | U/M | |
| 1 | Mar-22 | 1,155,000 | 0.05% | U/M | |
| 2 | Apr-22 | 285,000 | 0.10% | U | |
| 3 | May-22 | 1,250,000 | 0.05% | U | |
| 4 | Jun-22 | 445,000 | 0.05% | U | |
| 5 | Jul-22 | 245,000 | 0.10% | U | |
| 6 | Aug-22 | 1,510,000 | 0.08% | U/M | |
| 7 | Sep-22 | - | | | |
| 8 | Oct-22 | 80,000 | 0.05% | U | |
| 9 | Nov-22 | 345,000 | 0.17% | U/M | |
| 10 | Dec-22 | 200,000 | 0.10% | U | |
| 11 | Jan-23 | - | | | |
| 12 | Feb-23 | 1,116,000 | 0.18% | U/M | * \$481,000 |
| 13 | Mar-23 | - | | | |
| 14 | Apr-23 | 245,000 | 0.15% | U | |
| 15 | May-23 | 505,000 | 0.30% | M | |
| 16 | Jun-23 | 400,000 | 0.25% | U | |
| 17 | Jul-23 | - | | | |
| 18 | Aug-23 | 390,000 | 0.43% | U | * |
| 19 | Sep-23 | - | | | |
| 20 | Oct-23 | 225,000 | 0.40% | U | |
| 21 | Nov-23 | - | | | |
| 22 | Dec-23 | - | | | |
| 23 | Jan-24 | - | | | |
| 24 | Feb-24 | - | | | |
| 25 | Mar-24 | - | | | |
| 26 | Apr-24 | - | | | |
| 27 | May-24 | - | | | |
| 28 | Jun-24 | - | | | |
| 29 | Jul-24 | - | | | |
| 30 | Aug-24 | - | | | |
| 31 | Sep-24 | - | | | |
| 32 | Oct-24 | - | | | |
| 33 | Nov-24 | - | | | |
| 34 | Jun-25 | 50,000 | 0.60% | M | |
| 35 | Jul-25 | - | | | |
| 36 | Aug-25 | - | | | |
| 44 | Sep-25 | - | | | |
| 80 | Jun-28 | 201,131 | Index | U | |

* New purchases authorized in prior month



BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: GRF PRESIDENT
SUBJECT: GRF MEETINGS FACE MASK REQUIREMENT
DATE: FEBRUARY 22, 2022
CC: FILE

At the Executive Session of the GRF Board of Directors on February 4, 2022, the Board approved to change the requirement for face masks to be worn in GRF indoor amenity venues when/if the State mandate is amended. Subsequently, the State announced that the indoor mask mandate was being lifted effective February 15, 2022, for those that are vaccinated and recommended those who are not vaccinated continue to wear a mask.

Motion 1

I affirm the GRF Board of Directors' approval to amend the requirement for face masks to be worn in GRF indoor amenity venues to comply with current State mandate.

Motion 2

I move to continue the requirement that a face mask be properly worn in all Trust property business buildings.

Motion 3

I move to continue the requirement that a face mask be properly worn in all meetings where GRF staff are in physical attendance.

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Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: GRF PRESIDENT
SUBJECT: APPROVAL RE-ESTABLISHING 1.8 ACRES KNOWN AS MINI-FARMS
DATE: FEBRUARY 22, 2022
CC: FILE

The GRF Board of Directors voted to end the mini-farm leases effective December 31, 2021, due to safety issues. All mini farmers were notified to remove personal items and clean up in this area has begun. A decision by the Board regarding the continuation of the mini farms is pending.

I move to approve re-establishing the Mini Farms at the 1.8 acres and send to Physical Properties for a scope of work and estimated cost for Board approval.

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: IT DEPARTMENT
SUBJECT: CAPITAL FUNDING REQUEST – CYBER SECURITY REMEDIATION
DATE: FEBRUARY 22, 2022
CC: FILE

During the February 15, 2022, Executive Session of the GRF Board of Directors, the IT Manager presented a list of action items for cyber security remediation. The network infrastructure needs to be replaced to secure the network. The funds requested are for the following:

1. \$45,000 for Professional Services from Operating Funds
2. \$239,190 for Hardware from Reserve Fund
3. \$145,496 Annual Software from Operating Funds

| | <u>Operating Funds</u> | <u>Reserve Funds</u> |
|-------|------------------------|----------------------|
| | \$ 45,000 | \$239,190 |
| | \$145,496 | |
| TOTAL | \$190,496 | \$239,190 |

At the February 18, 2022 Finance Committee meeting, the committee determined that the funds are available.

I move to approve the proposed professional hours and software licenses for a total of \$190,496 using operating funds, and hardware procurement for a total cost of \$239,190 using reserve funds.

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Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD DIRECTORS
FROM: COMMUNICATION/IT COMMITTEE
SUBJECT: APPROVAL ANNUAL REPORT ELIMINATION
DATE: FEBRUARY 11, 2022
CC: FILE

At the Feb. 10, 2022 Communications & IT Committee meeting, the Committee moved and approved to recommend the GRF Board of Directors approve the elimination of the GRF annual report.

I move to recommend the GRF Board to approve the elimination of the annual report from the Communications production schedule.

DATE: Dec. 22, 2021

TO: Susan Hopewell, GRF President; Paula Snowden, chair, GRF Communications Committee and Committee members

FROM: Ruth Osborn, Managing Editor, LW Weekly

RE: Annual Report Status

The GRF annual report was instituted in 2015 per the Executive Director as a kind of yearbook memento for GRF and Mutual directors, he said. The last report came out in 2019/20. It was suspended in 2020/21, per the Executive Director. The report includes GRF Board meeting recaps, GRF committee reports, a financial statement, a resales report, Mutual reports and GRF staff photos.

The News Department is requesting elimination of the annual report because:

1. It is a time-consuming drain on staff.

Traditionally the annual report was handled by the director of the News Department. This time-consuming project involves amassing information and photos from 16 Mutual directors, 16 GRF departments and 18 GRF directors, plus all the GRF minutes, recaps, etc. When I was hired to manage the department, I kept my editing duties and added the administrative duties associated with management. I had hoped to acquire a third editor to free up more of my time for managerial/administrative work, but the Executive Director created a communications specialist position to oversee social media and the GRF website, among other duties. If an annual report is desired for 2022, I will assign it to two staff members as one of them is not sufficiently trained to execute this project alone.

2. It is costly.

The 2019 actual cost was \$5,800, paid from News Cost Center 236, for 200 copies of the report, which was distributed to GRF and Mutual officials. The 2021 budgeted cost is \$6,000 for a 200-copy run.

3. It is not of general interest to the community.

The LW News and all its publications seek to be of general interest to the entire community. General interest is one component of how I assess cost/benefit when undertaking a project. I know the report is posted online and but most of the information contained therein is already available in other, more accessible venues, like the LW Weekly, in the GRF/Mutual Financial Reports that are distributed to every resident and at lwsb.com. Annual committee reports could be printed in the paper as they were in past years, and there are other ways of disseminating the information.

4. There is no legal requirement provided by the annual report (per the Executive Director).

The report disseminates no legally required information.

OPTIONS:

1. Suspend the report for 2022 or eliminate entirely (recommended).

2. Modify the report. Delete redundancies and streamline information. For example, GRF recaps, which run in the LW Weekly.

3. Produce the report: If the report is produced, we would need to start working on a timeline immediately and it would have to be modified.



sGolden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: COMMUNICATION/IT COMMITTEE
SUBJECT: AMEND POLICY 20-2806-1, COMMUNITY PUBLICATIONS
DATE: FEBRUARY 22, 2022
CC: FILE

At the February 10, 2022 Communication/IT Committee meeting, the Committee moved to recommend the GRF Board of Directors to amend 20-2806-1, Community Publications.

I move to amend to 20-2806-1, Community Publications, updating and clarifying document language, as presented.

COMMUNICATIONS**Community Publications****1. PURPOSE**

This document provides rules for the use of print (~~LW Weekly~~), digital (~~LW Live~~) and other communications media within the community.

2. GRF COMMUNITY NEWSLETTER LEISURE WORLD WEEKLY (LW WEEKLY ~~weekly~~) NEWSPAPER

The Golden Rain Foundation (GRF) publishes Community Newsletter (~~the LW Weekly newspaper~~) to provide a communications medium for Leisure World Seal Beach, the Golden Rain Foundation (GRF) Board of Directors and the Mutual Boards of Directors. It also serves as the official conduit among the GRF Board, the Mutual Boards and the Community, newsletter reporting on events of importance to the community. Such information is sometimes submitted by authorized residents, GRF staff and others. The LW weekly will consider submissions for publication subject to the following limitations and within the following categories:

2.1. Limitations Related to Submissions In General

These limitations apply to all categories of submissions made to the LW Weekly.

2.1.1. The GRF Communications Department ~~only~~ accepts submissions directly from authorized residents, GRF ~~m~~Management staff or ~~g~~Government officials.

2.1.2. Submissions may be published at the discretion of the ~~h~~Head of the Communication Department. The GRF Board and GRF Communications/ITS Committee may be consulted regarding submissions.

2.1.3. Submissions are published subject to current GRF governing documents, Communications Department procedures, anticipated reader interest and available space.

2.1.4. The LW Weekly staff will edit to conform to Associated Press style and will preserve the "flavor~~nature~~" of an article as much as possible, ~~but some editing and rewriting of stories may be necessary.~~

All submissions from community residents, clubs and faith groups will be limited to no more than 500 words, except as specified in these rules. Publishing preference will be given to those individuals and groups who have not submitted items within the past month.

2.1.5. Submissions deemed by GRF staff to be scurrilous, libelous, defamatory, repetitive or otherwise inappropriate will not be published.

2.1.6. ~~Submissions concerning political issues outside of the community and the City of Seal Beach will not be published.~~

2.1.7. 2.1.6. A disclaimer will be published printed in the LW Weekly stating that the opinions expressed in published submissions and columns do not necessarily reflect the opinions of the GRF Board of Directors or GRF



COMMUNICATIONS

Community Publications

staff. Submissions and columns are the opinion of the writer(s) and are not routinely checked for accuracy.

~~2.1.8.~~ 2.1.7. News releases Submissions of a political nature may be edited to contain only "hard news" facts. Portions containing potentially controversial material, or that state a politician's qualifications, platform, goals, etc., may be deleted. Such information may be published only in the form of paid political advertising.

~~2.1.9.~~ 2.1.8. The LW Weekly reserves the right to refuse to publish any submission, including those of a political nature and political advertising, without an explanation.

2.2. Limitations Related To Coverage Of Election Candidates

These limitations apply to candidates running for election to the GRF Board of Directors, a Mutual Board of Directors or any Public Office.

2.2.1. The GRF Communications Department acknowledges the general news value to the community GRF Members/Owners of an candidate's official announcement of running candidacy for the GRF Board of Directors, the a Mutual's' Boards of Directors and/or Public Office, and it will report only on the announcement itself from a strictly limited news perspective.

~~2.2.2.~~ Should a candidate withdraw from a race, the LW Weekly will report the event as a news event.

~~2.2.3.~~ 2.2.2. The GRF Communications Department acknowledges its absolute obligation to avoid the appearance of advocacy or bias of any kind.

~~2.2.3.1.~~ 2.2.2.1. Content restrictions include but is are not limited to letters to the editor, news stories and what editors identify as politically charged language or visual representation in any submission (e.g., feature story, photograph, illustration, caption, audio file, video, animation, event review, or column), or other submission.

~~2.2.3.2.~~ 2.2.2.2. The LW Weekly will not knowingly publish any column, image, photograph, illustration, caption, audio file, video, animation, event review submission or opinion piece written submitted by or about the a candidate.

~~2.2.3.3.~~ 2.2.2.3. As Members/Owners, candidates may submit the same general-interest content as any member is allowed to submit, such as an event announcement, but such content will be strictly evaluated for appropriateness by the standards outlined above.

~~2.2.3.4.~~ 2.2.2.4. Candidates may purchase advertising space which but all such advertisements will be clearly marked as a political advertisement, and it must include an official



COMMUNICATIONS

Community Publications

statement by the candidate ~~that the candidate endorses~~ inges the advertisement. No preferential placement in the layout will be given to political advertising.

~~2.2.3.5.~~ 2.2.2.5. Upon conclusion of the respective election, the result will be

reported in a news format. Candidates will no longer be subject to ~~the election-period~~ restrictions.

2.3. Community Submissions Categories

The LW Wweekly will consider submissions for publication as qualified within the following categories:

2.3.1. Letters to the Editor

2.3.1.1. The maximum number of words allowed for submissions is 250.

2.3.1.2. Submissions must be of general interest to the community and may contain opinions, suggestions, compliments and complaints.

2.3.1.3. Submissions may be edited for purposes of grammar, clarity or number of words ~~without notifying the writer.~~

2.3.1.4. Submissions stipulating that they may not be edited shall not be published.

2.3.1.5. Submissions addressed to third parties or that have been published elsewhere shall not be published.

2.3.1.6. Submissions that refer to a published article, column, or submissions in the LW Weekly or another newspaper must identify that article, column, or submission by name, page and date of publication.

2.3.1.7. Submissions will generally be limited to no more than one letter per month per authorized resident.

2.3.1.8. Submissions must include the writer's name and Mutual number and phone number for the editor's reference, but only the name and Mutual number will be published.

~~2.3.2.~~ Party-line Plus

~~2.3.2.1.~~ These are brief community notices, 50 words or less

~~2.3.3.~~ 2.3.2. Special Columns

At the discretion of the hHead of the Communications Department,

COMMUNICATIONS**Community Publications**

columns may be edited for grammar, journalistic style, clarity and space limitations. Space is generally available subject to prevailing deadlines in each issue of the LW Weekly for the following columns:

~~2.3.3.1.~~ **2.3.2.1.** Resident Column – May present an argument, opinion or information about a pending issue of concern to the community. Priority is given to submissions from first-time or less frequent submitters. 500 words maximum.

~~2.3.3.2.~~ **2.3.2.2.** Staff Department Column — ~~By the GRF Executive Director or Department Directors. Administrative~~ Any GRF staff may publish with the approval of the Executive Director or GRF President.

~~2.3.3.3.~~ **2.3.2.3.** Staff Spotlight Column – A short notice ~~By the GRF Executive Director or Human Resources Director, a short notice~~ about that a promotion, achievement or new hire GRF employee's employment, promotion or achievement is worthy of attention.

~~2.3.3.4.~~ **2.3.2.4.** Board of Directors Column – ~~By~~ Provided by the GRF President, of the GRF Board of Directors or any other member of the Board as the President may designate.

~~2.3.3.5.~~ Health Care Center Column – ~~Health Care Center procedures. The Head of the Communications Department reserves the right to return the submission if it is determined to be too commercial in nature.~~

2.3.3. Club ~~Section~~ News — Articles, photos and captions concerning activities or individuals. 500 words maximum. Photos and captions may be submitted but space limitations prevents any guaranteed publication.

~~2.3.3.6.~~ **2.3.3.1.** Club News – Articles, photos and captions concerning activities and individuals involved in any organization duly recognized by the Recreation Department. ~~500 words maximum.~~

2.3.3.6.1. A weekly listing of competition results or meeting schedules is available to all recognized organizations. Such listings will be limited to no more than one column-inch of space. No photo is included.

~~2.3.3.6.2.~~ Photos and captions may be submitted but space limitations prevents any guaranteed publication.

2.3.3.7. **2.3.3.2.** Religious Organizations – Articles concerning activities or individuals involved in faith-based organizations in or immediately adjacent to the community. ~~500 words maximum.~~

2.3.3.7.1. A weekly "Service Schedule" listing of approximately 33 words is available to all faith-based organizations. Content is limited to the topic of the

GOLDEN RAIN FOUNDATION Seal Beach, California

(Apr 21)



COMMUNICATIONS

Community Publications

service, date, place/address and name of the speaker. No photo is included.

~~2.3.3.7.2. Photos and captions may be submitted, but space limitations prevents any guaranteed publication.~~

2.3.4. Obituaries

Space in the LW Weekly is available in various formats for obituaries of current and former residents as follows:

2.3.4.1. An "In Memoriam" column is available free of charge. It is limited to name, mutual number and date of death.

2.3.4.2. ~~An~~ obituary, with or without photo, is available free of charge for the first 250 words. Additional words will be charged at the current additional rate per word. Notices written by the staff will be free and no more than 250 words.

~~2.3.4.2.~~ Notices from mortuaries and non-GRF members will be printed exactly as submitted and charged at the current non-member classified advertising base rate for the first 12 words and the additional word rate.

2.3.4.3. Specially designed obituaries that include borders, decorative elements, eulogies and other elements are available at the prevailing display advertising rate.

2.3.4.4. Obituaries may be published as news articles when the person has been a member of the GRF Board of Directors or when in the opinion of the Director of the Communications Department the passing of a person is noteworthy to a sufficiently large number of community residents.

~~2.3.4.5.~~ 2.3.4.5. A "Card of Thanks" section is available in the classified advertising section at the authorized resident classified advertising rate for persons wanting to express their thanks for help during bereavement, sickness, etc., at the prevailing display advertising rate.

2.4. Limitations Related To Staff Coverage Of An Event

These limitations apply to the participation of Communications Department staff in the reporting on a news item or event:

2.4.1. Staff members of the Communications Department may be available for photo assignments during regular working hours. Appointments should be made as much in advance as possible to ensure availability of a



COMMUNICATIONS

Community Publications

photographer.

- 2.4.2.** Staff members of the Communications Department may be available to report on events of importance to the community. Examples of events of importance are GRF and Mutual government events, community service and/or social organization events of special significance or interest to a substantial portion of the community, and Seal Beach City Council and other such meetings at which decisions are made or discussion of items of interest or importance to the community. Breaking news occurrences may also be covered.

2.5. Limitations Related to Delivery And Subscriptions

These limitations apply to the delivery and subscriptions to the LW Weekly:

- 2.5.1.** There is no fee for each residential unit to receive delivery of the LW Weekly.
- 2.5.2.** There is no fee for the delivery of the LW Weekly in bulk quantities to the GRF offices, the clubhouses, the Health Care Center and other nearby business establishments as determined by the Communications Department.
- 2.5.3.** ~~GRF non-members may purchase a subscription to the LW Weekly at rates established annually by the Communications Department and the GRF Executive Director.~~

2.6. ~~Limitations on the use of the LW Weekly Office as a Collection Point~~

~~The LW Weekly office may serve as a central collection point for surveys, questionnaires and information forms under the following limitations:~~

- 2.6.1.** ~~Such requests shall be considered on a first come first served basis with priority given first to requests from the GRF Board of Directors and second to the Mutuals' Boards of Directors.~~
- 2.6.2.** ~~It shall be the requesting party's responsibility to provide a suitable container for collection and to pick up the container and the collected items without involvement of any LW Weekly staff member.~~
- 2.6.3.** ~~The maximum number of times any organization or company may use this collection point service in one calendar year is two (2).~~
- 2.6.4.** ~~The collection container will be allowed to remain in the LW Weekly office each time no more than ten (10) working days each time.~~
- 2.6.5.** ~~The GRF Board and the Mutual Boards are exempt from the limitations described above.~~
- 2.6.6.** ~~It shall be the responsibility of the Communications Department to ensure that such collection does not disrupt normal business operations of the LW Weekly. The Head of the Communications Department may refuse or discontinue the collection operation at any time.~~



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Community Publications

3. LEISURE WORLD LIVE (LW Live)

This electronic mail service is provided by the Golden Rain Foundation to provide members with an opportunity to receive rapid notification of events affecting the community. The following types of notices and limitations on use apply:

- 3.1. Emergency announcements such as power outages, water service disruptions, road closures and public safety actions.
- 3.2. Community action reminders such as GRF sponsored events, GRF Board of Directors election ballot counting or any other special community events.
- 3.3. Mutual announcements may be sent at the discretion of GRF staff.
- 3.4. Opting into the service is voluntary and each person must choose to opt in to the service by submitting an email address to which notices are to be sent.
- 3.5. No email address or personal information will be provided to any other entity.
- 3.6. No club announcements will be sent.
- 3.7. Notices distributed through LW Live may also be published on the GRF website in order to inform the largest possible number of residents.
- 3.8. LW Live announcements will be sent only by the Communications/ITS, Recreation or Administration Department staff with the approval of the GRF Executive Director or the GRF Board of Directors President.

Document History

Adopted: 26 Nov 19 GDC 26 Feb 20 Amended: 27 Apr 21

Keywords: LW Weekly LW Live Newspaper
Obituary Editor Submission



BOARD ACTION REQUEST

TO: BOARD OF DIRECTORS
FROM: GRF ADMINISTRATION COMMITTEE
SUBJECT: GRF EMPLOYEE HEALTHCARE BENEFITS RENEWAL
DATE: FEBRUARY 22, 2022

The annual review of the Foundation's employee group benefit contracts has been completed for the plan year beginning April 1, 2022, through March 31, 2023. The information was provided by the Foundation's insurance broker, Burnham Benefits. The cost to the Foundation, services provided to our employees, plan design, customer service of each carrier, and the access to care were considered.

The health insurance market has continued to see double-digit increases assumed in the 2022 approved budget. Overall, the combined benefit spend to GRF on all benefit renewals at the initial renewal quote was a 18.1% increase. Working with our broker's team, the negotiated overall combined renewal came in below the approved 2022 Operating Budget. The initial renewal rate is for all plans with no changes being made to plan design, offerings or contributions.

Medical Insurance

Our incumbent carrier, Anthem Blue Cross, provided the initial renewal quote for the 2022-2023 plan year with a proposed 19.9% increase in rates for the current plans offered. GRF staff and insurance broker requested the best renewal possible and through these aggressive negotiations the overall net increase indicated is now reduced to 14.5% with no changes to the offerings. This negotiated renewal includes a one-time \$28,000 premium credit and \$2,500 wellness. These credits will be to be applied to the April 2022 invoice.

In order to attract and retain staff, the Administration Committee met with Burnham Benefits to discuss alternatives to the existing plans offered to employees. By offering an additional plan to its line-up, GRF has the ability to not only improve its plan offerings, but also offer an additional HMO plan with a smaller (Select) network and pay 100% of the employee cost at a lower cost than the full network, currently offered. The overall increase also includes a change in GRF's contribution to the employee/spouse or employee/child (employee+1) coverage level at 75% and employee/family (employee+family) coverage level contribution to 65%. By offering the Select Network as an additional plan, would not cause any disruption to employees and would offer a decrease in overall employee per paycheck contributions based on current year's contributions and plan set up. Employees would have the ability to choose from three (3) plans; HMO – Low (deductible plan), HMO

– High (no deductible base plan) and the new, HMO-Select plan. The overall medical premium increase to GRF is estimated at 14.4% assuming all currently enrolled employees migrated to this plan. This scenario presents an overall combined annual premium to 9.2% increase.

The 2022 approved operating budget assumes a 17% increase to medical benefits based on current enrollment. By adding this Select Network, GRF would be above average in benefit offerings which would greatly assist in GRF's recruitment efforts and improve employee satisfaction.

Beginning with our 2016 plan year, the Foundation elected a Kaiser plan with modifications to the copays to mitigate premium increases, which included a \$500 copay for hospitalization. GRF chose to offset the additional out-of-pocket expenses to employees by establishing a fund to reimburse the first \$500 for any employee or covered dependent. Last year's renewal included discontinuation of the HMO-Low plan, which resulted in a new plan with a \$750 deductible. The Board approved the \$750 new deductible amount.

Dental, Life, Long Term Disability (LTD), Accidental Death & Dismemberment (AD&D) and Employee Assistance Program (EAP)

The renewal from Guardian for Dental, Life, LTD, AD&D, and the EAP coverage has provided GRF with a **rate-pass** (no change) for the dental PPO and HMO coverage since our 2018-2019 plan year. Additionally, in 2021 Guardian instituted its pandemic support program which extended this rate guarantee for an additional two (2) years. The 2022-2023 plan year is the second year and final year of this rate pass. Quotes from other carriers such as Aetna and Anthem to band the dental, vision, and medical plans with a single carrier, e.g. Anthem, could reduce the dental and vision for an overall decrease of up to 5.5%, however, disruption to employees would exist and could result in a significantly higher rate to renew these plans the next plan year. It is recommended to maintain the plan with Guardian for this last year of the rate pass.

Vision Insurance

Guardian's renewal proposal for VSP Vision coverage with identical coverage as our current plan was quoted at a **rate-pass** (no change) for the premium for an additional two (2) years. Anthem offered a proposed similar plan with a 6% (\$752) decrease for one year; however, this would cause a significant disruption of services to our employees. It is recommended that the plan with Guardian be maintained for the last year of the rate pass.

Employee Paid Insurances

The renewal of the basic life insurance from the Guardian also allows the renewal of the voluntary life coverage offered to employees. The renewal offers identical coverage as our expiring Plans with a **rate-pass** (no change) in the premium. This coverage is 100% paid by the employee. The voluntary plan will also eliminate the benefit reduction at age 65.

Accident Insurance, which pays specified amounts for claims such as hospital admission, fractures, etc., and Critical Illness Insurance, which pays specified amounts if a covered

Flexible Spending Account

This is an account that allows employees to make a contribution on a pre-tax basis to be used to pay for Health Care or Dependent Care (daycare) expenses depending on the type of account.

In 2022, employees can contribute up to \$2,850 for Health Care expenses, and up to \$5,000 for Dependent Day Care expenses annually based on the IRS guidelines.

This benefit was first offered to GRF employees beginning with the 2017 benefit year and continues to be used with a current number of fifteen (15) employees contributing to the plan.

Recommendation

It is the recommendation of the Administration Committee and the Human Resources Director that:

- The current Medical Plans (including HMO-High, HMO-Low plan) be renewed with Anthem Blue Cross,
- Add the HMO Select plan; paying 100% of the employee premium, 75% contribution to employee +1, and 65% contribution to employee+family coverage levels.
- The Dental HMO, PPO, VSP Vision, Life, Long Term Disability, AD&D, and the Employee Assistance Plans be renewed with Guardian;
- The employee paid Voluntary Life Plan to be renewed with Guardian;
- The employee paid Voluntary Accident and Critical Illness Plans to be renewed;
- The employee paid Hospital Indemnity plan to be renewed with Guardian;
- The employee paid pet discount program to be renewed with United Pet Care;
- The employee paid pet Insurance Plan to be renewed with VPI/Nationwide Pet.
- The Foundation continue the Flexible Spending Account benefit for its eligible employees.
- The Foundation continue to set aside funds for hospitalization costs incurred by employees or a covered dependent to offset the employees' out of pocket costs; at \$750 per employee per plan year to reimburse any employee for the first \$750.

- The Foundation continue to offer a Section 125 Premium Only Plan to reduce the payroll tax liabilities for GRF and its employees.

Based on the current employee/employer premium sharing split on the Medical, Dental, and Vision Plans and the 100% employer premium on the Life, AD&D, LTD, and Employee Assistance Program Plans, there are sufficient funds in the 2022 Budget to accommodate the recommended Plans.

Golden Gate Foundation

Renewal Rate Summary - GRF's Cost April 1, 2022

| | | Scenario 1 | | | | | | Scenario 2 | | | Scenario 3 | | |
|--|-------------------|-------------|-----------------|-------------------|------------|-----------|----------|------------|----------|-----------|------------|-----------|-----------|
| | | Current | Initial Renewal | Potential Renewal | Proposed 1 | | | Proposed 2 | | | Proposed 3 | | |
| Combined annual premium* | | \$1,061,304 | \$797,000 | \$940,920 | \$871,366 | \$854,934 | \$57,934 | \$873,584 | \$76,584 | \$870,637 | \$873,584 | \$76,584 | \$870,637 |
| Annual relationship to current rates % | | | | \$143,920 | \$74,366 | \$854,934 | \$57,934 | \$873,584 | \$76,584 | \$870,637 | \$873,584 | \$76,584 | \$870,637 |
| Annual relationship to current rates % | | | | 18.1% | 9.3% | 7.3% | | 9.6% | | 9.2% | | | |
| Product | Carrier | Total | Total | Total | % diff | Total | % diff | Total | % diff | Total | % diff | Total | % diff |
| Medical | Anthem Blue Cross | \$558,944 | \$773,213 | \$867,135 | 15.9% | \$828,061 | 14.5% | \$821,049 | 11.2% | \$830,289 | 14.8% | \$827,352 | 14.4% |
| Dental | Guardian | \$27,468 | \$21,024 | \$21,024 | 0.0% | \$21,024 | 0.0% | \$21,024 | 0.0% | \$21,024 | 0.0% | \$21,024 | 0.0% |
| Vision | Guardian (VSP) | \$44,560 | \$27,439 | \$27,439 | 0.0% | \$27,439 | 0.0% | \$27,439 | 0.0% | \$27,439 | 0.0% | \$27,439 | 0.0% |
| Basic Life / AD&D | Guardian | \$40,332 | \$25,322 | \$25,322 | 0.0% | \$25,322 | 0.0% | \$25,322 | 0.0% | \$25,322 | 0.0% | \$25,322 | 0.0% |
| LTD | Guardian | | | | | | | | | | | | |

Notes:

*Combined annual premium includes one-time premium load of \$38,500 and \$1,500 wellness funds.

I move to recommend the GRF Board to approve the renewal of the following GRF employee benefit plans for the plan year beginning April 1, 2022, through March 31, 2023:

- Anthem Blue Cross Medical HMO Low, HMO-High
- Add Anthem HMO-Select as recommended
- Guardian Dental HMO and PPO Plans
- Guardian VSP Vision Plan
- Guardian Basic Life and AD&D Insurance Plan
- Guardian Long Term Disability Plan
- Guardian Accident and Critical Illness Plan
- Guardian Hospital Indemnity
- Guardian Employee Assistance Plan
- Guardian Voluntary Life Plan
- VPI/Nationwide Voluntary Pet Insurance Plan
- United Pet Care Pet Discount Program
- Reimbursement of up to \$750 Hospitalization cost annually per employee.
- Flexible Spending Account Plan
- Dependent Care FSA Plan



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD DIRECTORS
FROM: GRF ADMINISTRATION COMMITTEE
SUBJECT: CAPITAL FUNDING REQUEST - PURCHASE OF TRAILER FOR EMERGENCY SUPPLIES
DATE: FEBRUARY 22, 2022
CC: FILE

At the February 3, 2022 GRF Administration Committee meeting, the Committee moved to approve the purchase of an enclosed cargo trailer from Golden West Trailer Sales to store the Emergency Supplies currently stored in two outdoor sheds for a cost of \$12,534.50. and adding a 10% contingency of \$1,253.45 for any unsee extras, for a total cost not to exceed \$13,787.95.

I move to recommend GRF Board to award and approve the purchase of the enclosed trailer from Golden West Trailer Sales to store the Emergency Supplies currently stored in two outdoor sheds for a cost of \$12,534.50. and adding a 10% contingency of \$1,253.45 for any unsee extras, for a total cost not to exceed \$13,787.95.

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GOLDEN WEST TRAILER SALES

661/269-5012 • Fax 269-0763

1686 West Sierra Hwy. • Acton, California 93510

Salesman DAVEcell 661/965-7716Name GOLDEN RAIN FOUNDATIONDate 1-12-2022Address 13531 SAINT ANDREWS DRIVEPhone 562-361-0673SEAL BEACH CA 90740

Fax _____

| Stock No. | Ea. | DESCRIPTION | Unit Price | Price |
|---|-----|--------------------|------------|--------|
| ORDER | 1 | TNT XPS8516T2 Ramp | | 11,395 |
| PRICE + AVAILABILITY ARE NOT GUARANTEED | | | | |

NOTICE OF ACCEPTANCE

I (We) the Customer(s) acknowledge receipt of

Trailer # _____

There is nothing due on trailer, except as noted on Due Bill.

Due Bill attached. ☐ YES ☐ NO

Date Signed _____

Customer(s) Signature _____

| | |
|--------------|-----------|
| Doc Fee | 85.00 |
| Subtotal | 11,480.00 |
| Tax @ 2.75 % | 1004.50 |
| License | 43.00 |
| Registration | |
| Labor Fee | |
| Core Charge | |
| Tire Fee | 7.00 |
| TOTAL | 12,534.50 |
| Trade-In | |
| Down Payment | |
| BALANCE DUE | |

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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: GRF ADMINISTRATOIN COMMITTEE
SUBJECT: AMEND POLICY 30-5092-1, CODE OF ETHICS
DATE: FEBRUARY 22, 2022
CC: FILE

At the February 3, 2022 meeting of the GRF Administration Committee, the Committee moved to recommend the GRF Board of Directors to amend 30-5092-1, Code of Ethics.

I move to amend 30-5092-1, Code of Ethics, updating document language, updating guide to ethical decision, as presented.



GRF ADMINISTRATION COMMITTEE

Code of Ethics

As members of the Golden Rain Foundation (GRF) Board of Directors (BOD), we recognize the importance of ethical principles that guide our actions. This Code provides a guide to ethical decision making.

1. Board members understand they are held to a higher standard. Board members will:
 - 1.1. Provide the highest level of service through accurate, unbiased and courteous actions;
 - 1.2. Distinguish between personal convictions and professional duties and not allow personal beliefs to interfere with fair representation to the entire LWSB Community;
 - 1.3. Perform fiduciary duties by acting in good faith to promote the best interest of the Trust—GRF through reasonable inquiry and investigation;
 - 1.4. Disclose to the BOD, financial or personal conflicts of interest relating to the business of the GRF;
 - 1.5. Recuse themselves and abstain from voting on any issue where the BOD determines a reasonable expectation of a conflict of interest.
2. A Board member may be reprimanded or censured for the following acts:
 - 2.1. Discloses confidential information. This duty survives a director's term in office;
 - 2.2. Creates a hostile or disruptive work environment;
 - 2.3. Fails to act in a civil and respectful manner;
 - 2.4. Commits an act or omission that creates a threat to any individual, the GRF or the community;
 - 2.5. Fails to support decision made by a majority of the BOD;
 - 2.6. Fails to comply with the law; or governing documents, policies and procedures of the GRF;
 - 2.7. Fails to attend three consecutive months of regularly scheduled BOD meetings without prior notice.

Document History

| | | | | | |
|----------|-----------|----------|-----------|-----------------|-----------|
| Adopted: | 24 Jan 17 | Amended: | 12 May 17 | Amended: | 27 Mar 18 |
| Amended: | 23 Jul 19 | Amended: | 24 Aug 21 | Comm. Name Chg. | 24 Aug 21 |
| Amended: | 26 Oct 21 | | | | |

Keywords: GRF Ethics Code Board of Directors GRF
Administration
Committee



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: GRF ADMINISTRATOIN COMMITTEE
SUBJECT: AMEND POLICY 30-5155-3, PLAN INVESTMENT ADMINISTRATIVE COMMITTEE
DATE: FEBRUARY 22, 2022
CC: FILE

At the February 3, 2022 meeting of the GRF Administration Committee, the Committee moved to recommend the GRF Board of Directors to amend 30-5155-3, Plan Investment Administrative Committee.

I move to amend 0-5155-3, Plan Investment Administrative Committee, updating document language, as presented.



GRF ADMINISTRATION COMMITTEE

Plan Investment Administrative Committee

The Golden Rain Foundation (GRF) has prior hereto adopted "The Golden Rain Foundation Employees' Retirement Plan."

~~Under and pursuant to Article V, Section 10.01 of the Plan, there is to be a "Plan Administrative Sub-committee," the membership of which is determined by the Board of Directors (BOD) of the GRF.~~

~~The entire BOD of the GRF is appointed the Plan Administrative Sub-committee of the "Golden Rain Foundation Employees' Retirement Plan" pursuant to Section 10.01.~~

The GRF Administration Committee of the BOD shall act as a screening committee for matters to be determined by resolution of the BOD as the Plan Administrative Sub-committee with its recommendations concerning any such action, except that investment options may be authorized by a subcommittee.

The Sub-committee will consist of the President, Vice-President and the Treasurer of the BOD of the GRF Executive Director, Director of Finance, and Human Resources Director. The investment options are to be authorized by two (2) signatures, one of which will be the President, or the Treasurer and the second signature will be the Executive Director's or the Director of Finance. Four members must be present to constitute a quorum, but two members must be a GRF Board Director.

Document History

| | | | | | |
|-----------------|-----------|----------|-----------|----------|-----------|
| Adopted: | 21 Jan 76 | Amended: | 20 Jan 87 | Amended: | 20 May 97 |
| Amended: | 15 May 09 | Amended: | 22 Aug 17 | Amended: | 23 Jul 19 |
| Comm. Name Chg. | 24 Aug 21 | | | | |

Keywords: GRF Committee Investment Employee
Administration
Committee



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Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE
SUBJECT: AMEND POLICY 40-5061-2, FEES
DATE: FEBRUARY 22, 2022
CC: FILE

At the February 18, 2022 Finance Committee meeting, the Committee moved to recommend the GRF Board of Directors to tentatively amend 40-5061-2, Fees.

I move to amend 40-5061-2, Fees, updating and clarifying document language, 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



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

(Feb 20)

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:

(Feb 20)

GOLDEN RAIN FOUNDATION Seal Beach, California

**Fees**

- 126
127 **8.3.1.** A twenty-five dollar (\$25) late fee, and
128 **8.3.2.** Interest at one percent (1%) per month (APR of 12%) from the original
129 date due until the date the full payment is received.
130
131 **8.4.** In addition to late fees, for each check from a Lessee that a bank returns for
132 any reason, the Lessee must pay a twenty-five dollar (\$25) returned check
133 fee, and all bank charges assessed against the association.
134 **8.5.** If a Lessee becomes more than ninety (90) days delinquent, the Lessee will
135 receive a 30-day notice of GRF's intent to suspend the right to use GRF
136 amenities and Trust facilities, including driving privileges upon GRF Trust
137 streets. GRF may also refer the Lessee account to an attorney or collection
138 agency for appropriate action. All fees incurred by an attorney or collection
139 agency to recover the delinquent amounts will be assessed to the Lessee.
140 **8.6.** GRF reserves the right to collect the delinquent account for the Amenities fee
141 from Lessor.
142 **8.7.** Lessee Amenities fees shall be allocated as stated in Section 1.7.
143
144 **9.** The fee for verifying Powers of Attorney and Court Orders will be seventy-five dollars
145 (\$75) per document, per review, ~~and shall be allocated to Cost Center 533 (Stock~~
146 ~~Transfer).~~
147
148 **10.** The fee for additional Leisure World maps will be one dollar (\$1) per map (shareholders
149 excluded).
150
151 **11.** All Fees are subject to annual review and are subject to change.
152

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) | | | | |

(Feb 20)

GOLDEN RAIN FOUNDATION Seal Beach, California

FINANCE

40-5061-2



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

153

(Feb 20)

GOLDEN RAIN FOUNDATION Seal Beach, California



sGolden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE
SUBJECT: AMEND POLICY 40-2115-2 COPY AND SUPPLY CENTER -FEE
DATE: FEBRUARY 22, 2022
CC: FILE

At the February 18, 2022 Finance Committee meeting, the Committee moved to recommend the GRF Board of Directors to tentatively amend 40-2115-2, Copy and Supply Center - Fee.

I move to amend 40-2115-2 Copy and Supply Center - Fee, updating Golden Age Foundation will be billed monthly, as presented.



WELCOME TO THE GRF COPY & SUPPLY BUSINESS CENTER

562-431-6586 ext. 345

Copy and Supply Center Fees

For your convenience, the GRF Copy & Supply Center is here to assist you in your copying needs.
Effective June 1, 2018, the charges for copy services are as follows:

| <u>Type of Copies</u> | <u>Type of Paper</u> | <u>Cost</u> |
|-----------------------|---|-----------------|
| Black & White | white, 8 ½ x 11, 8 ½ x 14, or 11 x 17 | \$0.08 per page |
| | colored paper - in stock, limited variety | \$0.13 per page |
| Color | white, 8 ½ x 11 or 8 ½ x 14 only | \$0.13 per page |

Other Services

Cost

| | |
|---|------------------------------|
| Booklets are maximum 35 sheets of paper to produce 140 page booklet | \$ 5.00 per booklet |
| Booklet white, 8 ½ x 11, folded, stapled, 4 images per page, max 140 pages | \$ 6.00 per booklet |
| Booklet white, 8 ½ x 14, folded, stapled, 4 images per page, max 140 pages | \$ 7.00 per booklet |
| Booklet white, 11 x 17, folded, stapled, 4 images per page, max 140 pages | \$ 0.50 per sheet |
| Brochure white 8 ½ x 11, tri-fold | \$ 0.02 per copy set |
| Stapled Copies | \$ 2.00 for up to 250 copies |
| Folding letters | \$ 3.00 for up to 500 copies |
| Notary Service: By Appointment (effective June 1, 2018) 562-431-6586 ext. 345 | \$15.00 per signature |
| Passport Photos | 2 Photos @ \$ 10.00 |

The photocopying of copyrighted material is not permitted. Examples of copyrighted material include books, newspapers, magazines, copyrighted photos, sheet music, stamps, GRF ID cards, GRF passes, money, and stocks.

Acceptable forms of payment are cash, checks made out to *Golden Rain Foundation*, and credit card payments (\$10 min.).

Fees must be paid at the time of pick up.

The Mutual Corporations will be billed quarterly. Golden Age Foundation will be billed monthly. A log of charges will be forwarded to the Finance Dept. and will include the name and signature of the director who requested the copies, the date, number of pages, and copy charges.



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION COMMITTEE
SUBJECT: APPROVAL 2022 SENIOR RESOURCE FOCUS
DATE: FEBRUARY 22, 2022
CC: FILE

At the February 14, 2022 Mutual Administration Committee meeting, the Committee moved to recommend the GRF Board of Directors to approve the 2022 Senior Resource Focus.

The Member Resources 2022 Senior Resource Focus will be in a monthly column highlighting specific subjects of interest to LW residents. Each column will be preceded by an editor's note explaining the purpose of the column, tentatively named Senior Resource Focus.

The articles would be printed in General News, Perspectives or in the Health section as topics dictate and space permits. There will be no cost associated with this ongoing project. Each highlighted entry will include a description of the service, contact information and other pertinent information.

Sample topics:

- Advocates/Counseling/Support Groups/Medi-Cal programs/VA programs
- Caregivers/Hospice/Palliative: types of care, who pays, company listings, VA programs
- Transportation
- Assisted Living vs. Board & Care: Who pays, placement agents, VA programs, company listings

SAMPLE HEADER: SENIOR RESOURCE FOCUS

Editors Note: This is one in a series of monthly columns to familiarize LW residents with the vast array of resources available to them. Each article will focus on a topic of interest as researched by GRF Member Resources and Assistance Liaison Robann Arshat. The goal is to help residents better manage the challenges often associated with aging and to keep people healthy and at home for as long as possible.

I move to recommend the Board of Directors to approve the Member Resources 2022 Senior Resource Focus be printed in the Health Section of the LW Weekly as a once a month series informational guide.

Highlight by section:

Advocacy Counseling Support

Adult/Elder Abuse & Neglect
Alzheimer's OC / COA / APS / CAT / OAS/ public guardian – conservatory
Case Management and Comprehensive Services
Financial Abuse
HICAP
Mental health services

Counseling & Support groups

Bereavement Counseling
Counseling and support groups
Domestic violence programs
Financial Counseling/debt/report scams & fraud
Hoarding Behavior / counseling/ support groups

Government Agencies & Low Income Programs

Energy/Utility Assistance
Food programs low income & gov programs
Housing Assistance Programs
Legal Assist, fiduciary, conservatorship
Medi-Cal Programs – CA dept of Public health/ dental program/ patient's rights/ senior health outreach (SHOP)
Social Security & State disability
VA

Assisted Living vs Board & Care:

AL vs B&C
Who pays
Assisted Living Waiver Program
Assisted Living Facilities; Board & Care Facilities; Memory Care Locations
Placement Agents – people who can help find availability and do the leg work.
Local listings

Caregiver Resources

Tips for choosing a caregiver
Types of Caregivers
Companion care vs in-home health care
Who pays for caregiving services
Adult Day care
Caregiving Agencies
Local Listings

Medical Equipment, assisted devices, emergency response systems

Palliative Care vs Hospice Care

What's the difference

Myths about hospice

Who pays for these services

Local Listings

Death info:

Mortuary cemetery cremation services

Survivor benefits

Ss admin office

Local listings

Transportation

Private, Public, Medical, VA

Vision & Hearing

Programs,

Counseling

Support groups



GAF tax program volunteers are standing by to take appointments for assistance.

Free GAF Tax Program—Make Appointments Now

The AARP Tax-Aide volunteers are preparing and e-filing tax returns for full-year California residents.

This tax service is sponsored by the Golden Age Foundation and provided every Monday, Tuesday and Wednesday mornings outside The Knowledge and Learning Center in Clubhouse 3. Appointments are required.

Call (562) 596-1987 and leave your name and telephone number. A volunteer will call you back to schedule your appointment. Answer your telephone even though the calling number will not be familiar. Pick up your packet at the Leisure World Library. All forms must be completed prior to arriving at the appointment. You will be interviewed outside on the patio. Then your tax return will be prepared and reviewed while you wait in an adjacent area. Masks are required.

The following records should be brought to the appointment if they are applicable to you:

- Social Security card
- Government-issued ID or Leisure World photo ID
- Copy of 2019 and 2020 Federal and State returns
- Forms W-2
- Forms 1099 for interest, dividends, pensions, Social Security benefits, sales of stocks
- Healthcare subsidy forms 1095A/CA3895 if you had medical insurance through Covered California
- Letter 6475 from IRS showing the amount of your 2021

Economic Impact Payment

- Amount of California Golden State Stimulus I and II Payment(s) received

• Copy of a voided check for those who want their refunds to be deposited to or direct debited from a checking account

GAF tax preparers cannot handle returns that are out-of-scope for the program. Returns with rental property, self-employed status with a net loss or expenses exceeding \$35,000, and the sale of anything other than California residence, stocks, bonds and mutual funds cannot be handled through this

SB 1-405 On-Ramp Closed

The Orange County Transportation Authority, in cooperation with Caltrans, is widening the San Diego Freeway (I-405) between SR-73 and I-605. As part of the project, crews closed the southbound I-405 on-ramp off Seal Beach Boulevard on Feb. 2. It is expected to reopen in a month. Email 405project@octa.net or call (888) 400-8994 for more information.

CNS
3x8
color

Senior Resource Focus



Editor's note: This is one in a series of monthly columns to familiarize LW residents with the vast array of resources available to them. Each article will focus on a topic of interest as researched by GRF Member Resources and Assistance Liaison Robann Arshat. The goal is to help residents better manage the challenges often associated with aging and to keep people healthy and at home for as long as possible. This week's focus is on assisted living.

Assisted Living: What's It Mean?

An assisted living facility or assisted living residence is a viable alternative for those who are no longer able to care for themselves because of age or a progressing illness. Assisted living and board and care facilities provide far more independence than nursing homes or convalescent homes, which are now called skilled nursing facilities.

Hiring a round-the-clock caregiver can cost as much as \$20,000 a month, which can make assisted living facilities the better option.

Both assisted living and board and care types of facilities offer 24-hour care, three hot meals and snacks, personal care, full housekeeping and secure memory care.

There are no lengthy leases as both types of facilities are a month-to-month basis; some offer a respite option. Here are the answers to some frequently asked questions.

Who pays for assisted living?

- You or your family pay for your assisted living occupancy.
- Long-term care insurance may cover all or part of the monthly fees. Check the insurance terms for coverage specifics.
- If you or your spouse was a veteran during war time, you may be eligible for VA Benefits that can help pay for assisted living.
- The Assisted Living Waiver Program can also be an option for those who are on Medi-Cal.

Assisted Living Waiver Program

The Assisted Living Waiver Program is a Medi-Cal program that can help cover the costs of assisted living. Visit www.calreg-istry.com/assisted-living-waiver/ for more information.

Eligibility requirements:

- You must need assistance with at least three activities required for daily living (eating, dressing, bathing, toileting, mobility, medication management, etc.)
- Have full scope Medi-Cal eligibility with zero share of cost
- Have care needs equal to those of Medi-Cal funded resident living and receiving care in nursing facilities.

NOTE: There is a three-year waiting list to get approval.

Assisted Living/Memory Units vs. Board and Care

There are significant differences between assisted living and memory units vs. board and care facilities. Assisted living facilities are akin to large hotel/resort-type communities that house 100s of clients, with some offering independent living. Board and care accommodations are in single family homes in a residential neighborhoods. They usually max out at six residents in a family setting per home.

ASSISTED LIVING, page 3

Right At Home

2x5
color



Golden Age Foundation board members Anna Derby (second from left) and Diana Lambert (third from left) present a check to Margaret Gillon (l) and Linda Johnson (r) of the Leisure World Historical Society.

HISTORICAL SOCIETY

GAF gives \$10,000 to upgrade LW's museum in CH 1

by Margaret Gillon
Historical Society president

The Leisure World Historical Society was founded in 1993 by two history professors, Kenneth and Claire Walker. The Walkers moved into Leisure World when Kenneth inherited his parents' unit, purchased when Leisure World opened in 1962.

They immediately began the process of becoming a California 501(c)3 educational nonprofit, which was granted in 1995. The Historical Society's mission is to preserve the history of Leisure World and to educate residents and other interested people about that history.

In August 2006, Dr. Judith Trolander came to the Historical Society while researching her book "From Sun Cities to The Villages: A History of Active Adult, Age-Restricted Communities." She was able to use Historical Society archives for her research. Her book, published in 2011, contains a complete history of Leisure World Seal Beach. It includes photos of co-founder Kenneth Walker and interviews with members

of the Historical Society. This book is available to read at the LW Library.

Since 2014, the Historical Society has been working to digitize materials so they will be available to future generations. Members have converted movies from fading VHS tapes to digital files and posted them on the club's YouTube.com channel.

The club has scanned over 5,000 old documents and converted them to PDF so they can be searched and read on-screen. It is in the process of digitizing the first 30 years of Golden Rain newspapers from microfilm into PDF files. This conversion will be completed by the end of 2022.

It takes computers with special software to convert these media. After the conversion, large amounts of computer space are needed to store the digital films, newspapers and documents.

Over the years, volunteers have used aging computers and their own personal computers to do this work. But now, the computers are failing and storage space is running out.

In January, the Golden Age

Foundation (GAF) decided to support the Historical Society's work, given the scope of the historical information it has preserved. Last week, the GAF gave the Historical Society a \$10,000 grant to install new work desks, computers with large monitors and a server large enough to hold all the precious files.

Leisure World is celebrating its 60th anniversary this year, and the GAF's generous gift paves the way for another 60 years of preservation for the next generation of LWers.

ASSISTED LIVING from page 2

There are many other differences as well.

Assisted Living/Memory Units, including:

- Extra cost for your personal level of care.
- Ability to age in place.
- Approximately one caregiver to 12 residents, featuring more of an independent living style.
- It offers activities, formal dining, a movie theater, gym, hair salon, scheduled group outings and more.
- Laundry service or self-service laundry room and full house-keeping service.
- Medication management and distribution.
- Cost: \$5,000-plus starting for studio apt; memory care, \$6,000-plus to start; prices vary from facility to facility, city to city and depend on the level of care.

Board & Care

Residential Care Facility for the Elderly (RCFE)

- Includes all level of care, including personal and memory care.
- Goal is aging in place.
- One caregiver for every three residents, more hands-on care.
- Activities vary per household
- Full laundry and housekeeping service.
- Medication management and distribution.
- Cost: \$3,800 to start and up to \$7,000 or more as pricing varies depending on shared or private room and from home to home/city to city.

Greenwood Heating 2x5

Katella Senior Living 3x8 color

SC Brands 2x5 color



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD DIRECTORS
FROM: MUTUAL ADMINISTRATION COMMITTEE
SUBJECT: APPROVAL NEW BUYER INFORMATION
DATE: FEBRUARY 22, 2022
CC: FILE

At the Feb. 14, 2022 Mutual Administration Committee meeting, the Committee moved and approved to recommend the GRF Board of Directors approve the New Buyer Information packet as amended.

I move to recommend the GRF Board approve the New Buyer Information packet as amended.

Is Leisure World Seal Beach Right for You?

**Leisure World Seal Beach
is an active,
55+ adult community.**



Is Leisure World Seal Beach Right for You?

**Leisure World Seal Beach is
neither an assisted living nor
a skilled nursing facility.**

Is Leisure World Seal Beach Right for You?

**Mutual is another word for
Homeowner's Association(HOA)**



Is Leisure World Seal Beach Right for You?

**We are
15 Stock Cooperatives
(Mutuals 1-12 and 14-16) and
1 Condominium Association
(Mutual 17)**

Is Leisure World Seal Beach Right for You?

The Mutual is where you live.

**The Trust Property is where
you play.**



Is Leisure World Seal Beach Right for You?

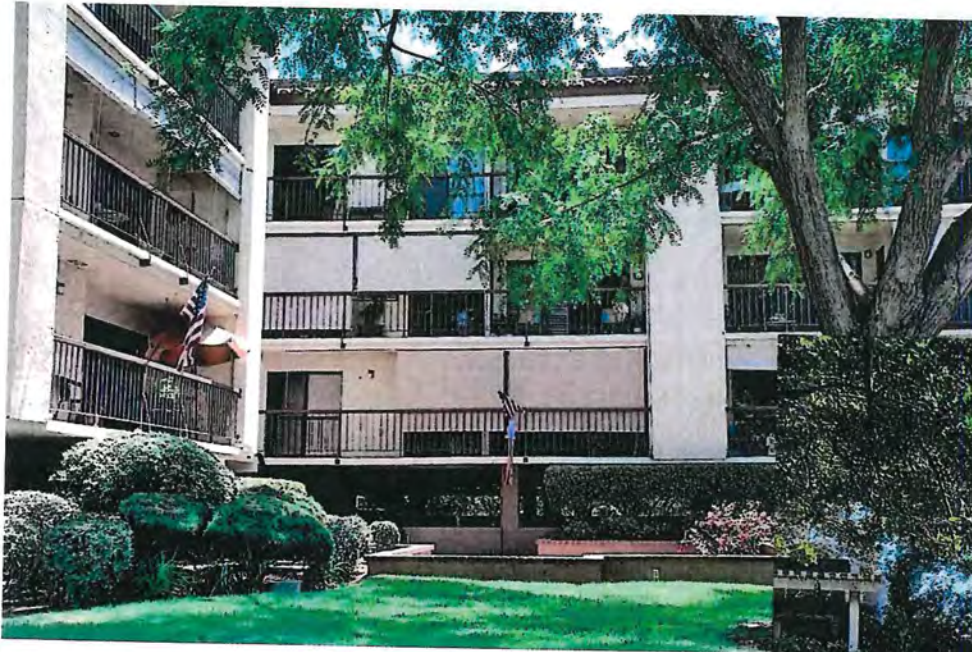


**The Mutual is
where you live**

**Mutual
greenbelts**



Is Leisure World Seal Beach Right for You?



**Mutual multi-level
options**



Is Leisure World Seal Beach Right for You?

Mutuals are independent housing corporations:

- Managed by an elected volunteer Board of Directors from the Mutual
- Set their own policies and rules for high density, cooperative living
- Set their own budgets and monthly fees
- Conduct an annual fire/safety inspection of the interior of every home (unit)

Is Leisure World Seal Beach Right for You?

What are some of the differences between a Stock Cooperative and a Condominium?

Is Leisure World Seal Beach Right for You?

| Stock Cooperatives Mutuals 1-12 and 14-16 | Condominium Mutual 17 only |
|--|--------------------------------|
| <ul style="list-style-type: none">• Mutual owns the property• You own a share of stock which allows you to live and make improvements approved by the Mutual, to the unit | You own the Condominium |

Is Leisure World Seal Beach Right for You?

| Stock Cooperatives Mutuals 1-12 and 14-16 | Condominium Mutual 17 only |
|--|---|
| Occupancy Agreement | Covenants, Conditions, and Restrictions (CCRs) |
| No Mortgage | Mortgage is possible |
| Purchase price paid in full | |
| No Reverse Mortgage | Reverse Mortgage is Possible on an approved building |
| Some Mutuals allow rentals | Lease is allowed |

Is Leisure World Seal Beach Right for You?

What are some of the similarities between a Stock Cooperative and a Condominium?

Is Leisure World Seal Beach Right for You?

**Stock Cooperatives
Mutuals 1-12 and 14-16**

**Condominium
Mutual 17 only**

Board of Directors

Self-governed by elected representatives from the Mutual

Monthly Assessment

- **The Mutual monthly fee;**
- **The GRF monthly fee;**
- **OC User fee (Sewer);**
- **Your yearly property tax divided into 12 monthly payments (except Mutual 17 condominiums).**

Is Leisure World Seal Beach Right for You?

Stock Cooperatives
Mutuals 1-12 and 14-16

Condominium
Mutual 17 only

Each unit is all electric. No gas is available.

Guests are limited to maximum of 60 days, per year.

**Mutual approval required for unit improvements
Permits required for most work.**

One time amenities fee.

Pets allowed, with some restrictions.

Co-Occupants must be approved.

Is Leisure World Seal Beach Right for You?

GRF is the Management company:

- **Manages the Trust Property**
- **Requires an initial one-time amenities fee for the right to use the amenities per person**
- **Requires a monthly fee**

Is Leisure World Seal Beach Right for You?

**Golden Rain Foundation (GRF)
is our management company.**

**GRF manages the Trust
property which includes:
clubhouses, golf course,
aquatic center, library, and
named streets.**

Is Leisure World Seal Beach Right for You?



200+ clubs

Table Tennis
Arts and Crafts



Is Leisure World Seal Beach Right for You?



9-hole Golf Course

Pickleball



Is Leisure World Seal Beach Right for You?



**Three of our five
clubhouses**



Is Leisure World Seal Beach Right for You?



Library

**Amphitheater
shows**



Is Leisure World Seal Beach Right for You?



**Trust property is
where you play**

**Aquatic Center
Fitness Center**



Is Leisure World Seal Beach Right for You?

Guests are not allowed to use most of the amenities, such as the RV lot, aquatic center, fitness center, and golf course.



Is Leisure World Seal Beach Right for You?

GRF services include:

- **Security Services**
- **Transportation**
- **Weekly Newspaper**
- **Copy Center (passport photos and notary)**

Is Leisure World Seal Beach Right for You?

**In Leisure World Seal Beach
there are a variety of religious
and spiritual groups to serve the
needs of our community.**



Is Leisure World Seal Beach Right for You?

Other resources in the Community:

- **U.S. Post Office**
- **Pharmacy**
- **Medical Center**
- **NuVision Credit Union**

Is Leisure World Seal Beach Right for You?

Gated Community



24-hour Gate Security

Is Leisure World Seal Beach Right for You?

Transportation Service



Bus service provided within the community and the Seal Beach Village shopping center.

Is Leisure World Seal Beach Right for You?

October 2, 2017

LW Weekly

MEET YOUR PLUS STAFF

1000 PPS OFFER
8 a.m.-3 p.m.
Oct. 6, Oct. 13
For the complete story and schedule, see page 5

Finbars
FINANCIAL SERVICES

Seal Beach Mayor and the Police Chief Invite LWers for coffee

COFFEE WITH A CDP

Seal Beach Mayor and the Police Chief Invite LWers for coffee

The Seal Beach Police Department is having coffee with a City Council 4 p.m. on Monday, Oct. 17, at Seal Beach 2411 Seal Beach Blvd.

Mayor Sandra Mann Lewis, Chief of Police and his command staff will meet with Seal Beach residents to discuss questions and concerns.

One of the Seal Beach City Council's strategic goals for this year is to increase public safety.

Mayor Mann Lewis, who lives in Leisure World, and Chief Barker look forward to meeting, listening, talking, questions, and sharing ideas and concerns.

DISASTER PREPAREDNESS

Shake Out

October 19, 10-10 a.m.

Millions of people worldwide will practice how to Drop, Cover, and Hold On at 10:18 a.m. on Oct. 19 during the 2017 National Earthquake Drill, which is part of California's 2017.

Marine and Golden Gate Parks Foundation staff will participate in the drill to inform people about the importance of being prepared for earthquakes in their homes and businesses.

Drop, cover, and hold on. Then, they will hold on to the shaking stops.

Shake Out will involve shaking in a major earthquake, so people are advised to stay inside, take cover and try to avoid flying objects. The earthquake is the most dangerous place to be.

For those who are outdoors when the earthquake starts, try to move to a clear area, avoid power lines, trees, buildings and vehicles.

For more information, see CDP Safety column, page 6.

Medicare & YOU

Open Enrollment starts Oct. 15

Medicare clinics will be held Oct. 30, Nov. 30

It's that time of the year for all Medicare beneficiaries to review their health and drug plan needs for 2018. Beneficiaries should review their plans every year to see if they continue to meet their needs for the following year.

Did you know that:

- Health or drug plans can change
- Premiums or co-pay may increase
- Health care providers change or retire
- Prescription drug coverage changes
- Another plan might save you money!

Medicare Open Enrollment is the time when people should review and adjust plans, and compare 2018 ones for their plans to other Medicare plans offered in their area.

Medicare Open Enrollment is available through Medicare Prescription Drug Plans and Medicare Advantage Plans.

- Switch from one Medicare Advantage Plan to another Medicare Advantage Plan
- Change from Original Medicare to a Medicare Advantage Plan
- Change from a Medicare Advantage Plan to Original Medicare
- Switch from Medicare Prescription Drug Plan to another Medicare Prescription Drug Plan
- Add, delete, and change plans and coverage

All changes take effect Jan. 1, 2018.

Leisure World residents can get help from Health Insurance Counseling and Advocacy Program (HICAP) advisors on any of the above types of changes.

For more information and compare Medicare plans, go to www.hicap.org or call 1-800-454-4541. HICAP advisors are trained and state-certified. They provide free, confidential, unbiased counseling and assistance for any Medicare-related questions or issues. HICAP does not sell, endorse or recommend insurance products or plans.

During Open Enrollment, a listing of all Medicare plans is available at www.medicare.gov.

For more information, see page 5.

NEW CARDS COMING IN 2018

Watch for new Medicare cards, coming in 2018

New Medicare cards arriving next year will no longer display Social Security numbers, a move designed to protect against fraud and identity theft, according to Medicare.gov.

Starting in 2018, the new Medicare card will be the size of a credit card and will have the same look as the new Social Security card.

The Social Security Administration (SSA) will begin mailing the cards to beneficiaries in April.

The SSA will also be mailing the cards to all 58 million current beneficiaries. People don't need to do anything special to receive them. There is no charge for the cards.

The SSA will also be mailing the cards to all 58 million current beneficiaries. People don't need to do anything special to receive them. There is no charge for the cards.

The SSA will also be mailing the cards to all 58 million current beneficiaries. People don't need to do anything special to receive them. There is no charge for the cards.

STOCK TRANSFER

Office closed Oct. 20 to work on backlog

The Stock Transfer Office will be closed Oct. 20. All other CDF offices will be open.

The office is closed to the public on the first Friday of every month to provide uninterrupted time to work on reports and documentation to improve customer service.

The office will also be closed Nov. 17 and Dec. 15.

Table sign-ups are Oct. 18 in CH 2

LW arts and crafts people can sign up for Table Sign-ups Oct. 18 from 2 p.m. to 4 p.m. in Clubhouse 2. The CDF Arts and Crafts sign-up will be held Nov. 1 and 4.

For more information, see page 5.

THE OFFICIAL PUBLICATION OF THE GOLDEN PAIN FOUNDATION, LEISURE WORLD, SEAL BEACH, CA

LW Weekly
community
newspaper: free
home delivery and
online at
www.lwweekly.com

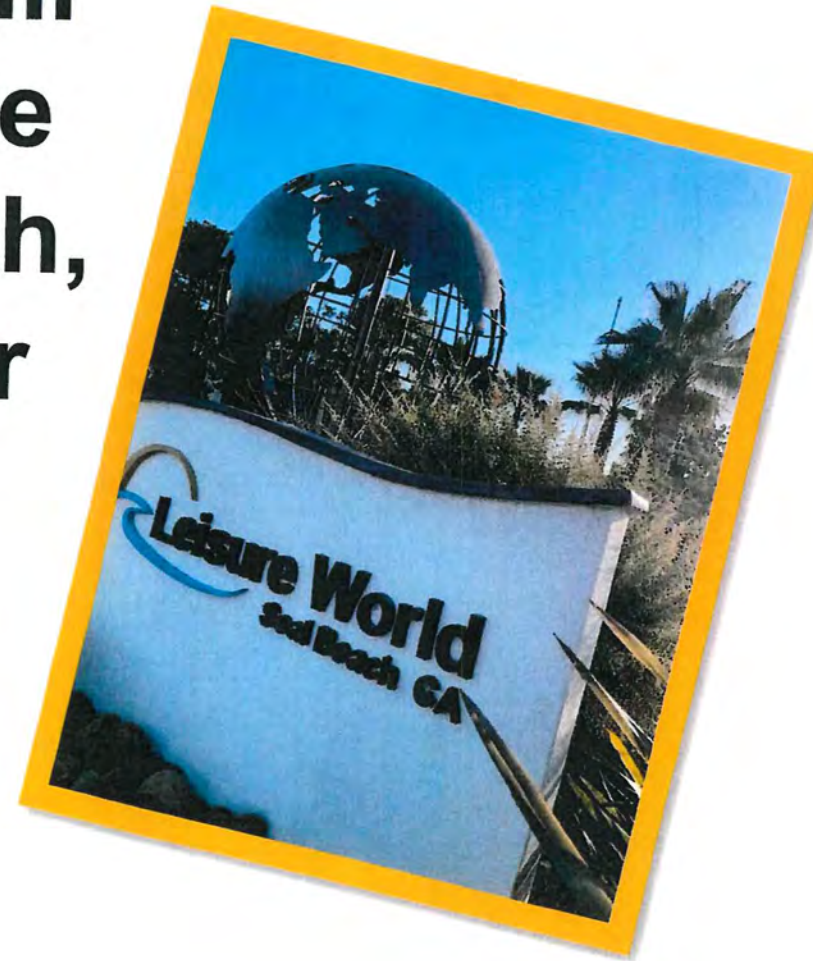
Is Leisure World Seal Beach Right for You?

**Please contact the On-Site Home
Sales for more information
562-598-1388**



Is Leisure World Seal Beach Right for You?

**We hope you will
consider Leisure
World Seal Beach,
an active senior
community.**



THIS
PAGE
LEFT
BLANK
INTENTIONALLY

reverse

Is Seal Beach Leisure World Right for You?

Note: on all pages please change to
Is Leisure World Seal Beach Right for you?

Reverse

**Seal Beach Leisure World
is an active,
55+ adult community.**

3-26-10

Is Seal Beach Leisure World Right for You?

reverse

Seal Beach Leisure World is
not an assisted living nor
a nursing facility.

neither

skilled

3-26-13

Is Seal Beach Leisure World Right for You?

**Mutual is another word for
Homeowner's Association
(HOA)**

Is Seal Beach Leisure World Right for You?

**We are
15 Stock Cooperatives
(Mutuals 1-12 and 14-16)
and
1 Condominium Association
(Mutual 17)**

Is Seal Beach Leisure World Right for You?

**The Mutual is where
you stay.**

live

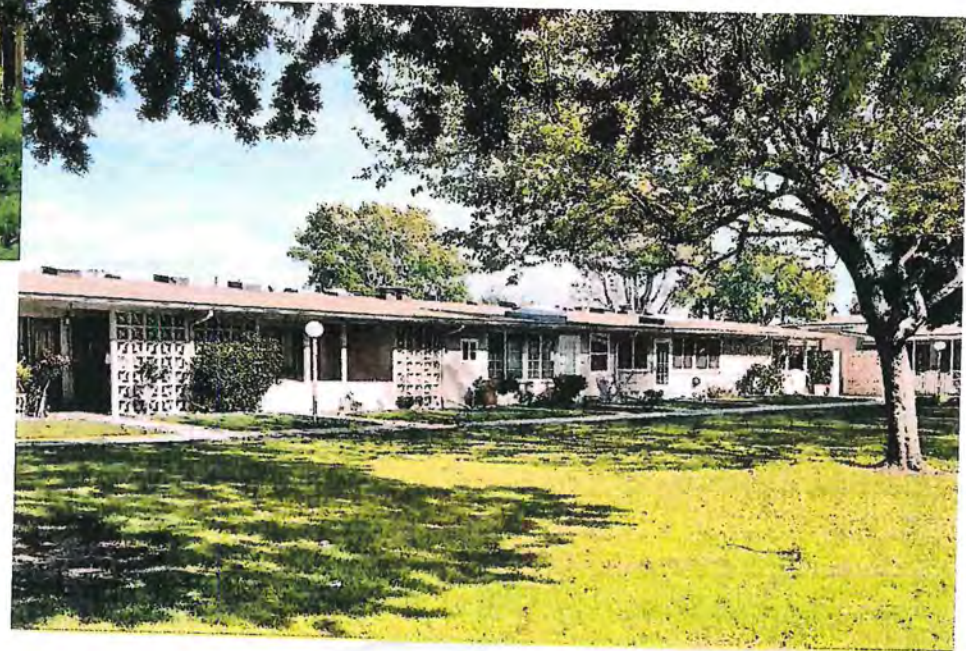
**The Trust Property is
where you play.**

Is Seal Beach Leisure World Right for You?



The Mutual is
where you stay
live

**Mutual
greenbelts**



3-26-18

Is Seal Beach Leisure World Right for You?



Mutual multi-level options



3-26-18

Is Seal Beach Leisure World Right for You?

Mutuals are independent housing corporations:

- Managed by ^{an elected volunteer} a ~~volunteer~~ Board of Directors from the Mutual
- Set their own policies and rules for high density, cooperative living
- Set their own budgets and monthly fees
- Conduct an annual fire/safety inspection of the interior of every home (unit).

remove

Is Seal Beach Leisure World Right for You?

**What are some of the
differences between
a Stock Cooperative
and
a Condominium?**

Is Seal Beach Leisure World Right for You?

| Stock Cooperatives Mutuals 1-12 and 14-16 | Condominium Mutual 17 only |
|--|---|
| <ul style="list-style-type: none"> • Mutual owns the property Landlord/renter relationship - remove • You own a share of stock which allows you to live and make improvements to the unit approved by the Mutual, | <p>You own the Condominium</p> |

Is Seal Beach Leisure World Right for You?

| Stock Cooperatives Mutuals 1-12 and 14-16 | Condominium Mutual 17 only |
|--|--|
| Occupancy Agreement | Covenants, Conditions, and Restrictions (CCRs) |
| No Mortgage | Mortgage is possible |
| Purchase price paid in full | |
| No Reverse Mortgage | Reverse Mortgage Possible on an approved building |
| No lease or rental allowed | Lease is allowed |

Some mutuals allow rentals

Is Seal Beach Leisure World Right for You?

**What are some of the
similarities between
a Stock Cooperative
and
a Condominium?**

Is Seal Beach Leisure World Right for You?

Stock Cooperatives
Mutuals 1-12 and 14-16

Condominium
Mutual 17 only

Board of Directors
elected representatives
Self-governed by volunteers from the Mutual

Monthly Carrying Charges *Assessment*

- The Mutual monthly fee; *plus*
- The GRF monthly fee; *plus*
- Your yearly property tax divided into 12 monthly payments (except Mutual 17 condominiums).

ADD • OC User fee (sewer)

Is Seal Beach Leisure World Right for You?

Stock Cooperatives
Mutuals 1-12 and 14-16

Condominium
Mutual 17 only

Each unit is all electric. No gas is available.

Guests are **Visitor limited to maximum of 60 days, per year**

Mutual approval required for improvements

Permits required for most work

One time amenities fee

Pets allowed, with some restrictions

Co-Occupants must be approved

3-26-18

Is Seal Beach Leisure World Right for You?

GRF is the Management company:

- Manages the Trust Property
- Requires an initial amenities *one-time fee* ~~fee~~ *per person* fee for the right to use the amenities
- Requires a monthly fee *per person*

Is Seal Beach Leisure World Right for You?



*New
photo needed*

Library



**Amphitheater
shows**

3-26-18

Is Seal Beach Leisure World Right for You?

**Golden Rain Foundation
(GRF) is our management
company.**

**GRF manages the Trust
property which includes:
clubhouses, golf course,
~~pool~~, library, and streets.**

Aquatic Center

named

Is Seal Beach Leisure World Right for You?

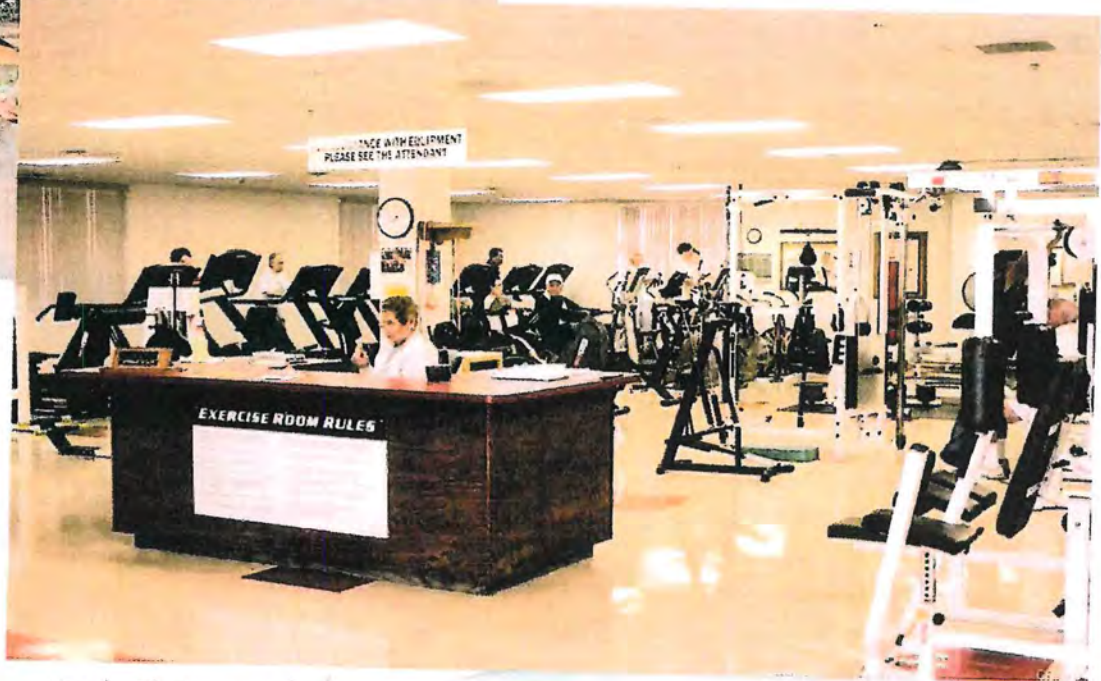


Aquatic Center
Swimming Pool
Exercise Room

Fitness Center

3-26-18

Trust property
is where you
play



New photo needed

18

Is Leisure World Seal Beach Right for You?

Guests are not allowed to use most of the amenities, such as the RV lot, pool, fitness center, and golf course.

*aquatic
center*

Is Leisure World Seal Beach Right for You?

In **Leisure World Seal Beach** *there are* ~~offers~~
**a variety of religious and
spiritual groups to serve the
needs of our community.**

Is Leisure World Seal Beach Right for You?

GRF services include:

- **Security Services**
- **Transportation**
- **Weekly Newspaper**
- **Copy Center**

*(passport photos
and notary)*

Is Leisure World Seal Beach Right for You?

Other resources: — in the Community:

- U.S. Post Office
- Pharmacy
- Medical Center
- NuVision Credit Union

Is Leisure World Seal Beach Right for You?

**Please contact the On-Site Home
Sales for more information
562-598-1388**



← new photo

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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: PHYSICAL PROPERTY COMMITTEE
SUBJECT: CAPITAL FUNDING REQUEST - CLEARING OUT MINI FARMS AT 1.8 ACRES
DATE: FEBRUARY 14, 2022
CC: FILE

Staff was directed to seek proposals for the removal and grading of the area known as 1.8 acres.

At the February 2, 2022 Physical Property Committee meeting, the Committee reviewed costs from MJ Jurado \$47,863 and JJ Landscaping \$13,300. The Committee also discussed the differences in the scope of work proposed by each contractor and their cost. MJ Jurado bid was grade to construction ready as JJ Landscaping was to flatten area. The Committee duly moved and approved to recommend to the GRF Board, award a contract to J&J Landscaping to clear out all farm material tapper soil to sidewalk and flatten the area for a cost of \$13,300 add a 10% contingency for a total cost not to exceed \$14,630, Capital Funding.

At the February 18, 2022 Finance Committee meeting, the Committee determined that sufficient Capital Funding in the amount of \$14,630 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 JJ Landscaping to clear out all farm material tapper soil to sidewalk and flatten the area at 1.8 acres for a cost not to exceed \$14,630 Capital Funds and authorize the President to sign the contract.



J & J
Landscaping
Lic# 790032

PROPOSAL

(562) 650-1511
CD_Juventud@yahoo.com

11535 Belcher St.,
Norwalk, CA 90650

Attention:
Mutual No.GRF
Golden Rain Foundation
P.O. Box 2069
Seal Beach, CA 90740
Date: 2-1-22
Project Title: GRF

| Description | Quantity | Unit Price | Cost |
|---|----------|------------|-----------|
| Remove all the farms. Taper the border so the soil and sidewalk are level. Then flatten out area. Using our own dumpsters to haul away everything. (Wire, block, concrete etc.) there will be no dirt hauling. Cap all the hose beds. | | | \$ 13,300 |
| Almost a year ago we sent the proposal ; using your dumpsters to haul away everything was \$8,120 | | | |
| | | | |
| | | | |
| Labor and materials | | Total | \$ 13,300 |

Thank you for choosing J & J Landscaping



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: PHYSICAL PROPERTIES COMMITTEE
SUBJECT: AMEND POLICY 30-5041-5, REAL TRUST PROPERTY ACREAGE
DATE: FEBRUARY 22, 2022
CC: FILE

At the February 2, 2022 meeting of the GRF Administration Committee, the Committee moved to recommend the GRF Board of Directors to amend policy 30-5041-5, Real Trust Property Acreage.

I move to amend policy 30-5041-5, Real Trust Property Acreage, with the additional changes, as presented.

ADMINISTRATION PHYSICAL PROPERTY

6030-5041-5



Real Trust Property Acreage

1. TRUST PROPERTY:

| <u>Lot #Parcel</u> | <u>Description</u> | <u>Acreage</u> |
|--------------------------|---|----------------------|
| 95-641-03 | Well Site | 0.09 |
| 95-641-04 | Clubhouse <u>One1</u> & <u>Parking Lot and</u> Picnic Area | 1.85 |
| 95-651-03 | Maintenance Yard Alley (side by channel) | 0.09 |
| 95-651-04 | Maintenance Yard | 0.68 |
| 95-651-14 | Amphitheater, & Clubhouse <u>Six6</u> , <u>HCC, Administration Building Five and Parking Lot</u> total area | 7.65 |
| 95-681-15 | Small Lot (between bldg. 200 <u>and</u> 203 Mutual 8 area | 0.21 |
| 95-651-20 | Westminster-Drainage Ditch | 0.50 |
| 95-651-21 | Westminster-Railway <u>and</u> Purchasing Dock | 2.17 |
| 95-661-01 | Candlebrook Alley (Alan's Alley) Parking | 0.72 |
| 95-661-20 | Clubhouse <u>Two2</u> & Car Wash <u>and Mission Park</u> | 1.50 |
| 95-671-29 | Clubhouse <u>Three3</u> | 2.03 |
| 95-671-30 | Clubhouse <u>Four4</u> <u>and</u> NuVision Credit Union | 3.59 |
| 95-671-32 | <u>Flag</u> Triangle at Library | 0.07 |
| 95-671-33 | Library Building, & <u>Friends of the Library Building, Veteran's Plaza and Superwire Office</u> | 0.75 |
| 95-681-25, <u>28, 31</u> | Caltrans Lot (Mini-Farms) | 1.84 |
| 95-691-05 | RV Lot | 5.51 |
| 95-781-18 | Golf Course <u>and</u> <u>Swimming PoolAquatic Center</u> | <u>7.95</u> |
| <u>095-781-16</u> | <u>Sunningdale Circle Flag Pole</u> | <u>0.23</u> |
| <u>095-641-01</u> | <u>Resales Office, Main Gate Globe Site and Security Building</u> | <u>1.70</u> |
| | Total Acreage | <u>39.137.2</u> 0 |

2. CHURCHES INSIDE THE WALLS:

| | |
|---|----------------|
| Holy Family Roman Catholic Church*** | Land Donated |
| Leisure World Community Church* | Land Donated |
| Redeemer Lutheran Church of Leisure World | Land Purchased |
| First Christian Chapel** | Not Inside LW |

*Land reverts to the GRF Trust if this Church ever becomes anything other than a Methodist Church.

**Land this Church sits on has never belonged to the GRF. Purchased from Orange County by the church.

(Jul 19)

GOLDEN RAIN FOUNDATION Seal Beach, California

ADMINISTRATION PHYSICAL PROPERTY

6030-5041-5



Real Trust Property Acreage

*** Land donated to the Roman Catholic Archdiocese of Los Angeles by the Rossmoor Corporation

3. NON-TRUST BUILDINGS ON TRUST PROPERTY:

- A Post Office
- B Nu-Vision Building

4. TRUST STREETS:

| <u>Name</u> | <u>Acreage</u> | <u>Name</u> | <u>Acreage</u> |
|------------------------------|----------------|------------------------------------|----------------|
| Alderwood | 0.94 | Monterey Road | 1.68 |
| Annandale | 1.36 | Nassau | 1.40 |
| Brookline (Includes Exmoore) | 0.37 | Northwood | 3.13 |
| Burning Tree | 0.46 | Oak Hills | 0.76 |
| Canoe Brook | 1.20 | Oakmont | 1.65 |
| Cedar Crest | 0.53 | Pelham | 1.00 |
| Church Place | 0.61 | Prestwick | 0.17 |
| Danbury Lane | 0.22 | Sea View (Includes Braeburn) | 0.64 |
| Del Monte | 4.05 | Shawnee | 0.23 |
| El Dorado | 4.65 | Skokie | 0.23 |
| Fairfield (North & South) | 1.21 | Southport | 0.23 |
| Foxburg | 0.61 | St. Andrews Drive | 9.65 |
| Fresh Meadow | 0.35 | St. Johns | 0.79 |
| Glenview (Includes Haylake) | 0.55 | Sunningdale | 0.78 |
| *Golden Rain Road | 13.047.57 | Scioto | 0.23 |
| Homewood | 0.27 | Tam O'Shanter | 0.39 |
| Interlachen | 1.48 | Twin Hills | 0.36 |
| Kenwood | 0.23 | Thunderbird | 1.81 |
| Knollwood | 0.38 | Weeburn | 0.27 |
| Mayfield | 0.31 | Wentworth | 0.19 |
| Medinac | 0.21 | | |
| Merion Way | 1.41 | | |
| McKinney Way | 0.55 | | |
| | | Total Acreage | 55.1160.5 |

(Jul 19)

GOLDEN RAIN FOUNDATION Seal Beach, California

ADMINISTRATION PHYSICAL PROPERTY

6030-5041-5



Real Trust Property Acreage

| | | | |
|--|--|--|---|
| | | | 8 |
|--|--|--|---|

*This includes Resales Office Site & Main Gate/Globe Site.

5. MUTUAL PROPERTY (Grant Deeds conveyed to Mutuals by GRF in exchange for money):

| | |
|-----------------------|--------|
| Mutual No. One* | 52.91 |
| Mutual No. Two* | 58.01 |
| Mutual No. Three* | 25.18 |
| Mutual No. Four* | 24.75 |
| Mutual No. Five* | 30.52 |
| Mutual No. Six* | 26.02 |
| Mutual No. Seven | 27.36 |
| Mutual No. Eight | 24.85 |
| Mutual No. Nine | 27.62 |
| Mutual No. Ten | 18.21 |
| Mutual No. Eleven | 22.92 |
| Mutual No. Twelve | 30.77 |
| Mutual No. Fourteen | 22.67 |
| Mutual No. Fifteen* | 35.48 |
| Mutual No. Sixteen* | 4.96 |
| Mutual No. Seventeen* | 4.93 |
| Total Acreage | 437.16 |

*Grant Deeds conveyed to these Mutuals by GRF. All other Mutuals grant deeds conveyed by the Rossmoor Corporation.

6. TOTAL ACREAGE:

| | | | |
|-----------------|---|--------|-------|
| TRUST PROPERTY | (Deeds held by GRF in Trust) | 37.20 | 39.13 |
| TRUST STREETS | (Land excepted from Grant Deeds to Mutuals) | 60.58 | 55.11 |
| MUTUAL PROPERTY | (Grant Deeds from GRF, <u>Rossmoor Corp</u>) | 437.16 | |
| | | 534.94 | |
| | | | 31.40 |

Document History

Adopted: 21 May 72
(Jul 19)

Revised: 13 Jun 73

Revised: 05 Feb 76

GOLDEN RAIN FOUNDATION Seal Beach, California

ADMINISTRATIONPHYSICAL PROPERTY



Real Trust Property Acreage

Revised: 30 Sep 81
Revised: 31 Jul 09

Revised: 01 Oct 92
Revised: 19 Dec 17

Revised: 21 May 96
Amended: 23 Jul 19

Keywords: Administration Trust Acreage
Property

37

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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: JANITORIAL CONTRACT EXTENSION – INNOVATIVE CLEANING SERVICE
DATE: FEBRUARY 22, 2022
CC: FILE

At the February 7, 2022 Recreation Committee meeting, the Committee duly moved to extend the Innovative Cleaning Service contract until December 31, 2022 and recommended the GRF Board approve the extension after review by the Finance Committee.

The janitorial agreement between Innovative Cleaning Services and Golden Rain Foundation is due to expire on April 30, 2022. Following negotiations, Innovative Cleaning Services has agreed to extend the contract until the end of this calendar year at a reduced rate, as follows:

| | 2021 | 2022 | Change |
|-----------------------|---------------------|---------------------|------------------|
| GRF Portion | 1,520,033.04 | 1,547,915.16 | 27,882.12 |
| M15 / M17 Portion | 76,590.96 | 81,552.00 | 4,961.04 |
| Total Contract | 1,596,624.00 | 1,629,467.16 | 32,843.16 |

The original monthly amounts compared to the adjusted contract amount are:

| | 2022 | Original | Amended | Change |
|-----------------------|------|-------------------|-------------------|-------------------|
| GRF Portion | | 134,112.00 | 128,993.00 | (5,119.00) |
| M15 / M17 Portion | | 6,796.00 | 6,796.00 | - |
| Total Contract | | 140,908.00 | 135,789.00 | (5,119.00) |

At the February 18, 2022 Finance Committee meeting, the Committee moved to send the request to the Board for final approval.

I move to approve the extension of the Innovative Cleaning Services Janitorial contract through December 31, 2022, as presented.

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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: RESERVE FUNDING REQUEST - CLUBHOUSE ONE ICE MACHINE
DATE: FEBRUARY 14, 2022
CC: FILE

At the February 7, 2022 Recreation Committee meeting, the Committee duly moved and approved to recommend to the GRF Board of Directors, the purchase of a new ice machine for Clubhouse One to replace the existing one, from Norm's Refrigeration & Ice Equipment at a cost of \$3,454.49 and adding a \$700.00 contingency for a total cost not to exceed \$4,154.49 from Reserve Funding.

At the February 18, 2022 Finance Committee meeting, the Committee approved the funding request and placed a temporary hold on these funds pending Board action on the proposed project.

I move to approve the purchase of a new ice machine for Clubhouse One from Norm's Refrigeration & Ice Equipment at a cost not to exceed \$4,154.49, as presented.



NORM'S
REFRIGERATION & ICE EQUIPMENT

Quote

12/29/2021

To:
GOLDEN RAIN FOUNDATION /
LEISURE WORLD
THOMAS

Project:
GOLDEN RAIN FOUNDATION

From:
Norm's Refrigeration & Ice
Equipment
David Ballesteros

Job Reference Number: 15114

Below items are quoted as alternates to items specified; ICE0250HA HEAD
UNIT ONLY **

LEAD TIME: current lead times for ICE O MATIC equipment is 14 weeks out.
As lead times improve we will advise.

STOCK CHECKS / AVAILABILITY / LEAD TIME QUOTES

This quote is based upon current factors and conditions at this time today and will be subject to change based upon the receipt of the PO. We are not building or holding inventory based upon this quote. Lead time quotes even after being scheduled could be impacted by market conditions affecting our supply chain and other outside factors beyond our control. Any production delays will be communicated.

| Item | Qty | Description | Sell | Sell Total |
|------|------|---|------------|------------|
| 1 | 1 ea | ICE MAKER, CUBE-STYLE Ice-O-Matic Model No. CIM0330HA Elevation Series™ Modular Cube Ice Maker, air-cooled, self-contained condenser, dual exhaust top/side air discharge, 30" W, approximately 313 lb production/24 hours at 70°/50° (244 lb at 90°/70°), half-size cubes, PURE ICE® built-in antimicrobial protection, LED status display, one touch sanitize/descaling controls, dishwasher safe food zone components, cULus, NSF, CE, BPA Free | \$2,816.80 | \$2,816.80 |
| | 1 ea | 3 yr. parts & labor warranty, standard | | |
| | 1 ea | 5 yr. evaporator warranty, standard | | |
| | 1 ea | 5 yr. parts on the compressor warranty, standard | | |
| | 1 ea | 115v/60/1-ph, 11.0 amps, standard | | |
| | 1 ea | IFQ1 Water Filter Manifold, single filter designed for ice makers producing up to 800 lbs. (363.6 Kg.) of ice per day, 1.5 gpm maximum | \$237.69 | \$237.69 |



Norm's Refrigeration & Ice Equipment

12/29/2021

| Item | Qty | Description | Sell | Sell Total |
|--------------------|-----|--|------|-------------------|
| | | flow rate, IsoNet® scale inhibitor, .5 micron particle reduction, quick connect fittings (water filters must be changed every 180 days (6 months), at a minimum) | | |
| 1 ea | | 1 yr parts & labor warranty (excluding cartridges), standard | | |
| 1 ea | | 7 yr Evaporator warranty in lieu of standard 5 yr, if an IFQ water filter is purchased with the machine & filters replaced every 6 mo. (USA & Canada only) | | |
| ITEM TOTAL: | | | | \$3,054.49 |
| Merchandise | | | | \$3,054.49 |
| Installation | | | | \$400.00 |
| Total | | | | \$3,454.49 |

ALL QUOTES ARE BASED ON INFORMATION PROVIDED BY CUSTOMER REQUEST OR STANDARD AUTO-QUOTES SPECIFICATIONS.

CHANGES OR ADDITIONS WILL BE AT ADDED CHARGES BEYOND QUOTATION.

SPECIAL-ORDER NON-STANDARD STOCK ARE NONCANCELABLE ONCE ORDERED.

ALL FREIGHT IS F.O.B. NORM'S ANAHEIM, CA 92801.

PRICE QUOTED IS PROTECTED IF EQUIPMENT IS SHIPPED OR WILL-CALLED WITHIN 90 DAYS OF PURCHASE ORDER.

TERMS: STANDARD TERMS NET 30 FOR OPEN ACCOUNT. COD IF ACCOUNT IS NOT IN GOOD STANDING OR HAS NOT BEEN ESTABLISHED.

This quote is based upon current factors and conditions at this time today and will be subject to change based upon the receipt of the PO. We are not ordering or holding inventory based upon this quote. Lead time quotes even after being scheduled could be impacted by market conditions affecting our supply chain and other outside factors beyond our control. Any production delays will be communicated.

Prices on this quotation are subject to change without notice due to unexpected manufacturer price increases and market conditions.

Acceptance: _____ Date: _____

Printed Name: _____

Project Grand Total: \$3,454.49



ELEVATION SERIES CUBE ICE MAKER CIM0330/O335

Ice-O-Matic
Ice. Pure and Simple

Model:

CIM0330
CIM0335



CIM0330 ON B55

Features and Benefits

- 30" (768 mm) wide space-saving design.
- Produces up to 316 lbs (143 kg) of ice per day.
- **Energy and Environment**
 - Exceeds new 2018 DOE (Department of Energy) regulations.
 - Up to 20% more energy efficient than other models.
 - Environmentally friendly, including BPA-free plastic and recyclable parts.
- **Sanitation**
 - Plastic Food Zone eliminates hard-to-clean nooks and crannies, allowing for effortless wipe down and easy, long-lasting sanitation.
 - Built in Agion® ensures unbeatable antimicrobial protection.
 - Smart LED light indicates machine status and when cleaning is required.
 - Simple, one-touch controls for sanitization and descaling.
 - BPA-free snap-in, snap-out dishwasher-safe components.
- **Unique Dual Exhaust** - Air-cooled machines are designed to discharge hot air from both the side and top of the unit, increasing installation flexibility and reducing the potential of obstructed exhaust.
- **Universal Smart Harness™** control board simplifies installation and servicing with better access, digital diagnostics, universal components and common configuration.

CIM0330/O335 CUBE ICE MAKER

Ice Form

| FULL CUBE DIMENSIONS | |
|----------------------|-----------------------|
| W x D x H (in.) | 7 1/2 x 7 1/2 x 7 1/2 |
| W x D x H (mm) | 22 x 22 x 22 |
| HALF CUBE DIMENSIONS | |
| W x D x H (in.) | 3 1/2 x 7 1/2 x 7 1/2 |
| W x D x H (mm) | 10 x 22 x 22 |



CUBE

Bin Chart Kits for Combining Wider Bins with Smaller Models

| ICE STORAGE BINS | | | | | | | | | | |
|------------------|------------------|------------------|------------------|------------------|------------------|------------------|----------------------------------|--------------------|--------------------|--------------------|
| Model No. | B25 | B40 | B42 | B55 | B700 | B110 | B1000 | B1300 | B1325 | B1660 |
| Capacity | 242 lbs (110 kg) | 344 lbs (156 kg) | 359 lbs (160 kg) | 510 lbs (232 kg) | 680 lbs (308 kg) | 854 lbs (388 kg) | 1000 lbs (454 kg) | 1,320 lbs (599 kg) | 1,325 lbs (601 kg) | 1,660 lbs (753 kg) |
| Width | 30 in (762 mm) | 30 in (762 mm) | 22 in (559 mm) | 30 in (762 mm) | 30 in (762 mm) | 45 in (1,143 mm) | 45 in (1,143 mm) | 45 in (1,143 mm) | 60 in (1,524 mm) | 60 in (1,524 mm) |
| Kits | Kit Not Required | | N/A | Kit Not Required | | BPF 1 | Hold Down Securement Recommended | | | |
| CIM0330 | | | | | | | | | | |
| CIM0335 | | | | | | | | | | |

*See Ice O Matic Price List for Adapter Kits to combine ice makers with most available ice/beverage dispensers.

Options & Accessories

| WATER FILTERS | | |
|-------------------|----------|-------------|
| Ice Machine Model | Manifold | |
| | System | Replacement |
| CIM0330 | IFQ1 | IOMQ (1) |
| CIM0335 | | |

Note: All modular cube CIM units can be installed with manufacturer approved ozone delivery systems.

Ice Maker Warranty

| COMMERCIAL WARRANTY | |
|--|-------------------------|
| Ice Maker | 3 YEARS parts and labor |
| Evaporator and Compressor | 5 YEARS parts |
| Evaporator (when enrolled in our filter program) | 7 YEARS parts and labor |





ELEVATION SERIES CUBE ICE MAKER CIM0330/O335

Ice-O-Matic®

Ice. Pure and Simple

Air Cooled

Please note: air cooled units require 6" (152 mm) clearance for air intake and exhaust.

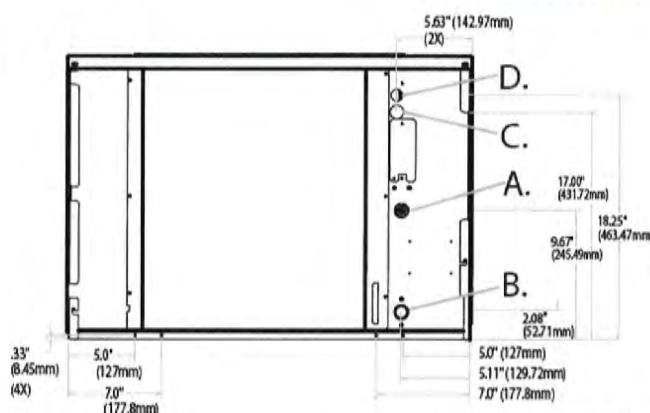
- A. Ice maker potable water in, 3/8" FPT.
- B. Ice maker water out, 3/4" FPT.
- C. Hole for electrical connections, 7/8".
- D. Electrical connection junction box, 7/8".

Dual Exhaust for Installation Flexibility

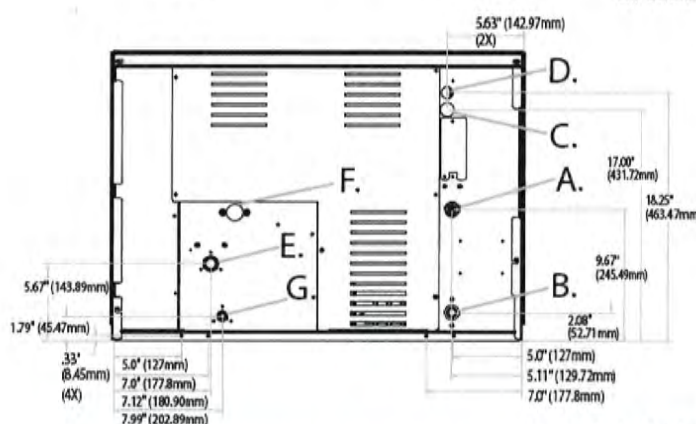


Water Cooled

- A. Ice maker potable water in, 3/8" FPT.
- B. Ice maker water out, 3/4" FPT.
- C. Hole for electrical connections, 7/8".
- D. Electrical connection junction box, 7/8".
- E. Condenser water in, 3/8" FPT.
- F. Condenser water out, 1/2" FPT.



Air Cooled



Water Cooled

Operating Requirements

| | MINIMUM | MAXIMUM | |
|-------------------------|-------------------|-------------------|--------------|
| | | 60 Hz | 50Hz |
| Ambient Temp. Range Air | 50°F (10°C) | 100°F (38°C) | 110°F (43°C) |
| Water Temp. | 40°F (4.4°C) | | |
| Water Pressure | 20 PSIG (1.4 BAR) | 80 PSIG (5.5 BAR) | |

Dimensions

| ALL MODELS | |
|-----------------|-----------------------|
| W x D x H (in.) | 30.25 x 24.25 x 21.25 |
| W x D x H (mm) | 768 x 616 x 540 |

Specifications

| Model/Number | Cool. Unit | Half-Cube Ice Production per 24hrs | | Water Usage, gallons per 100 lbs of ice (60°F air/70°F water) | | kWh Used per 100 lbs of ice (60°F air/70°F water) | Voltage Characteristics | Min. Circuit Amperacity | Error Size | Approx. BTU/hr. per hour |
|--------------|------------|------------------------------------|------------------------------|---|-----------|---|-------------------------|-------------------------|------------|--------------------------|
| | | 30°F air/50°F water lbs (kg) | 50°F air/70°F water lbs (kg) | Potable | Condenser | | | | | |
| CIMO330A | Air | 313 (142) | 244 (111) | 20.0 | N/A | 6.69 | 115/60/1 | 11.0 | 15 | 4,400 |
| CIMO330W | Water | 316 (143) | 274 (124) | 19.6 | 179.0 | 5.19 | | 10.7 | | |
| CIMO335A | Air | 290 (132) | 220 (100) | 22.0 | N/A | 7.32 | 220-240/50/1 | 6.9 | 16 | |
| CIMO335A-49 | Air | 290 (132) | 215 (98) | 21.0 | N/A | 7.30 | | | | |

* Daily ice production based on half cube configuration. When installing a CIM on a drink dispenser, the KCUBEDISPB MUST be used.

Notes:

Number of Wires: 3 (including ground)
Approx. Shipping Weight lbs (kg): CIM0330A 145 (65.7) • CIM0330W 145 (65.7) • CIM0335A 145 (65.7)
Refrigerant Type: CIM0335A R404A • CIM0335A-49 = R449A



Ice-O-Matic
Ice. Pure and Simple

WATER FILTERS

IFQ1-S SYSTEM



10.4" H x 6" W x 4" D
(264 mm x 152 mm x 102 mm)

Single Cartridge with a
Quick Disconnect

IFQ1 SYSTEM



15" H x 6" W x 4" D
(381 mm x 152 mm x 102 mm)

Single Cartridge with a
Quick Disconnect

IFQ2 SYSTEM



16" H x 10" W x 7.125" D
(406 mm x 254 mm x 181 mm)

Dual Cartridge with a
Quick Disconnect

IFQ1-XL SYSTEM



21" H x 6" W x 4" D
(533 mm x 152 mm x 102 mm)

Single Cartridge with a
Quick Disconnect

IFQ2-XL SYSTEM



23.21" H x 13" W x 4.65" D
(590 mm x 330 mm x 118 mm)

Dual Cartridge with a
Quick Disconnect

IF14C & IF18C SYSTEMS



11.75" H x 2.75" W
(279 mm x 57 mm)

Filter supplied with 1/4" or 3/8"
(6 or 8 mm) compression

ICE MAKING CAPACITY: Up to 600 lbs. (272 kg)
Ideal for limited-space and undercounter applications

REPLACEMENT FILTER CARTRIDGES



IOMQ-S IOMQ IOMQ-XL

Snapshot

IFQ Series water treatment systems reduce sediment down to 1/2 micron and reduce chlorine, taste and odor at a flow rate of up to 3.0. The systems include IsoNet®, which delivers consistent protection against the precipitation and accumulation of scale and provides a protective barrier to help guard against corrosion.

Features and Benefits

- Reduces maintenance frequency and cost, and extends equipment life.
- Improves equipment operating efficiency
- Incorporates IsoNet® patented scale-inhibiting technology.
- Gradient-density depth filtration reduces dirt, rust and other debris as small as 1/2 micron to ensure clean, clear ice and protect solenoids, valves and other fittings against wear and plugging.
- High-capacity activated carbon filtration reduces taste and odor and protects equipment against corrosive chlorine.
- 1/4 turn QT "Quick-Twist" cartridge makes changing the filter quick, easy and sanitary.
- Wall-mount bracket and full-flow inlet shut-off valve make installation simple.
- Certifies to NSF Standard 42

All filter systems include:

Filter cartridge with FDA approved scale inhibitor, inlet shut off valve, gauge and quick connect fittings.

IOMQ replacement cartridges for use with IFQ1 & IFQ2 manifold filter systems. IOMQ-XL replacement cartridge for use with IFQ1 XL manifold filter system.



WATER FILTERS

Ice-O-Matic
Ice. Pure and Simple


WATER FILTERS

IFQ SERIES FILTER SYSTEM

| Model Number | Description | Service Flow Rate Max. gpm (lpm) | Capacity Gal (L) | Operating Pressure Range Psi (bar) | Inlet Water Temp Range °F (°C) | Micron Rating | Approx. Shipping Weight lbs (kg) |
|--------------|---------------|-------------------------------------|---------------------|---------------------------------------|-----------------------------------|---------------|-------------------------------------|
| IFQ1-S | Single Filter | .75 (2.84) | 6,000 (22,712) | 10 - 125 (0.7 - 8.6) | 35 - 100 (1.7 - 38) | 5 | 2 (.91) |
| IFQ1 | Single Filter | 1.5 (5.68) | 15,000 (56,775) | | | | 3 (1.3) |
| IFQ1-XL | Single Filter | 2.25 (8.5) | 22,500 (85,162) | | | | 5 (2.3) |
| IFQ2 | Dual Filter | 3.0 (11.4) | 30,000 (113,550) | | | | 7 (3.2) |
| IFQ2-XL | Dual Filter | 4.5 (17) | 45,000 (170,344) | | | | 9 (4.1) |

SINGLE INLINE FILTER CARTRIDGES

| Model Number | Description | Service Flow Rate Max. gpm (lpm) | Operating Pressure Range Psi (bar) | Inlet Water Temp Range °F (°C) | Micron Rating | Approx. Shipping Weight lbs (kg) |
|--------------|---|-------------------------------------|---------------------------------------|-----------------------------------|---------------|-------------------------------------|
| IFI4C | Single Inline Cartridge 1/4" (6.35mm) compression | 1.0 (3.79) | 10 - 100 (.07 - 6.9) | 35 - 100 (2 - 38) | 10 | 2 (1) |
| IFI8C | Single Inline Cartridge 3/8" (9.53mm) compression | | | | | |

WATER FILTERS

| | | IFQ1-S | IFQ1 | IFQ1-XL | IFQ2 | IFQ2-XL | IFI4C IFI8C |
|-----------|-------------------------|--------|------|---------|------|---------|----------------|
| CUBE ICE | ICEU070 | X | | | | | X |
| | ICEU150 ICEU220 ICEU300 | X | | | | | X |
| | CIM0320 CIM0430 | | X | | | | |
| | CIM0520 CIM0630 | | | X | | | |
| | CIM0826 CIM1136 | | | | X | | |
| | CIM1446 CIM1545 | | | | X | | |
| | CIM1845 CIM2046 | | | | | X | |
| | ICE1506 MODULAR | | | | X | | |
| FLAKE ICE | UCG060 UCG130* | X | | | | | X |
| | MFIO500 | X | | | | | X |
| | MFIO800 MFII256 | | | X | | | |
| | MFII506 | | | | X | | |
| | MFII2306 | | | | | X | |
| PEARL ICE | GEMU090 | X | | | | | X |
| | GEM0450 GEM0650 | | X | | | | |
| | GEM0956 | | | X | | | |
| | GEM1306 | | | | X | | |
| | GEM2006 | | | | | X | |

* Gourmet Ice

Installation Tips

Feed-water connection to system should be COLD only.

Do not exceed system specifications for temperature and pressure.

Allow 3" clearance below system for cartridge removal and replacement.

Connect filtered water line to ice connections only. Do not use for condenser water.

No activation procedure or flushing is required for system to perform as specified.

Extended Warranty Program

- Buy a new Ice-O-Matic Water Filter System with a new CIM Series™ Cube ice maker, replace the filter cartridge every 6 months, and Ice-O-Matic will extend the limited cuber evaporator warranty to 7 years parts and labor (U.S. and Canada only).
- New ice maker and filter must be installed at the same time.
- Ice maker and water filter must be registered with Ice-O-Matic within 10 days of installation. Register ice maker and filter at iceomatic.com/warranty.
- Water filters must be changed every 180 days (6 months), at a minimum. All changes must be registered with Ice-O-Matic and include the water filter's model and serial numbers. Register water filter changes at www.iceomatic.com.
- Program is available with all Ice-O-Matic IFQ1-S, IFQ1, IFQ1-XL, IFQ2, IFQ2-XL, IFI4C or IFI8C water filter systems.
- Replacement filter must be Ice-O-Matic models.



NORM'S
REFRIGERATION & ICE EQUIPMENT

Norm's Refrigeration

Date: 12/29/2021

SERVICE ESTIMATE

CUSTOMER:

GOLDEN RAIN FOUNDATION/LEISURE WORLD

ATTN: THOMAS

EQUIPMENT

MODEL ICE0250HA

SERIAL 13111280010728

UNIT IS OUTSIDE WARRANTY

UNIT IS 7 YEARS OLD

PROJECT DESCRIPTION:

EVAPORATOR / HARVEST ASSIST ASSEMBLY / PUMP POWER SUPPLY

BASIC MAINTENANCE

| | MATERIAL | TOTAL LABOR | TOTAL MATERIAL & LABOR |
|-----------------------|-------------|-------------|------------------------|
| 1 EVAPORATOR COIL | \$ 1,822.00 | \$ - | \$ 1,822.00 |
| 2 HARVEST ASSEMBLY | \$ 257.00 | | \$ 257.00 |
| 3 PUMP POWER SUPPLY | \$ 40.15 | | \$ 40.15 |
| 4 DRIER | \$ 30.00 | | \$ 30.00 |
| 5 COPPER/GAS/WELDS | \$ 75.00 | | \$ 75.00 |
| 6 INITIAL LABOR | \$ - | \$ 262.50 | \$ 262.50 |
| 7 RETURN/REPAIR LABOR | \$ - | \$ 625.00 | \$ 625.00 |
| 8 | \$ - | \$ - | \$ - |
| 9 | \$ - | \$ - | \$ - |
| 10 | \$ - | \$ - | \$ - |
| Sub Total Material: | | \$ 2,224.15 | \$ 887.50 |
| | | TAX | \$ 194.61 |
| | | TOTAL: | \$ 3,306.26 |

SPECIAL NOTES:

****THIS IS JUST AN ESTIMATE. INVOICE WILL REFLECT COMPLETED JOB AND COST HIGHER OR LOWER****

Shawn Devine

PROJECT COORDINATOR SIGNATURE

12/29/2021

DATE

APPROVED BY

DATE



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RECREATION COMMITTEE
SUBJECT: AMEND POLICY 70-1429.01-1 GOLF COURSE REGULATIONS
DATE: FEBRUARY 22, 2022
CC: FILE

At the October 4, 2021 Recreation Committee meeting, the Committee moved to recommend the GRF Board of Directors to amend 70-1429.01-1 Golf Course Regulations.

I move to amend to 70-1429.01-1 Golf Course Regulations, updating and clarifying document language, as presented.



RECREATION

Golf Course Regulations

All residents pay for the upkeep and maintenance of the golf course and, except for tournaments, have equal rights to play without discrimination, whether or not they are a member of a golf club. ~~except for tournaments.~~

1. TOURNAMENTS

1.1. All tournaments scheduled for each calendar year shall be submitted to the Community Facilities Manager for approval at least one month prior to the beginning of the calendar year.

1.2. Any deviation from established and approved schedules shall be submitted to the Recreation Department Head (RDH) for approval sixty (60) days prior to the proposed change of date. Should an unscheduled special event be desired, this shall also be submitted to the Recreation Department Head (RDH) for approval sixty (60) days prior to the date of the event.

1.3. The men's golf club shall be limited to one tournament per calendar month, to be played on the 2nd Wednesday of the month.

1.4. Guys and Dolls tournaments shall be limited to one per calendar month, to be played on the 3rd Wednesday of the month.

1.5. The ladies' golf club shall be limited to one tournament per week, to be played each Tuesday.

1.6. Starting time for all tournaments will be 7:30 a.m. Tournaments with a "shotgun start" shall be afforded a starting time to accommodate a luncheon or dinner activity as part of the tournament.

1.7. Once a tournament has started, the golf course will be turned over to the tournament players and will remain in their possession until all tournament players have started their second round, if needed.

1.8. When the golf course is closed for repairs, rain, etc., tournaments will be cancelled and may not be shifted to another day of the week or month involved.

2. Job assignments of the starters and other employees are the prerogative of the Recreation Department Head (RDH). Employees are not to be asked to perform other duties without the written approval of the Recreation Department Head (RDH). Collecting dues, writing receipts, and/or other duties for clubs are not allowed. ~~neither appropriate nor desirable.~~

3. Pre-practice, prior to the opening of the golf course in the morning, shall be confined to the area adjacent to Golden Rain Road. Players are not permitted to practice chip shots onto the greens at any time. Players are not to practice during rain, when frost is on the ground, or at any other time when such practice will be injurious to the turf.

(Jul 19)

GOLDEN RAIN FOUNDATION Seal Beach, California



RECREATION

Golf Course Regulations

4. The golf course will be open at 7:30 a.m. Closing time will be determined administratively.

Document History

| | | | | | |
|----------|-----------|----------|-----------|----------|-----------|
| Adopted: | 20 May 69 | Amended: | 21 Dec 76 | Amended: | 16 May 78 |
| Amended: | 18 Apr 80 | Amended: | 18 Oct 83 | Amended: | 18 Jul 89 |
| Amended: | 20 Oct 92 | Amended: | 17 Nov 98 | Amended: | 15 Dec 98 |
| Amended: | 08 Feb 17 | Amended: | 02 May 18 | Amended: | 03 Jul 18 |
| Amended: | 23 Jul 19 | | | | |

Keywords: Golf Course Tournament Hours Recreation

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sGolden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: SECURITY BUS & TRAFFIC COMMITTEE
SUBJECT: AMEND POLICY 80-1937-1 PARKING - RULES
DATE: FEBRUARY 22, 2022
CC: FILE

At the February 9, 2022 Security Bus & Traffic Committee meeting, the Committee moved to recommend the GRF Board of Directors to amend 80-1937-1, Parking - Rules.

I move to amend to 80-1937-1, Parking - Rules, to include no overnight parking allowed in any adjacent to Clubhouse One, as presented.



SECURITY

Parking – Rules

1. PREFACE

In order to promote safety, all drivers and pedestrians shall follow the same parking rules as required on public streets, unless otherwise specified herein.

2. GENERAL RULES

The following Parking Rules are enforced and are applicable to all persons owning, controlling or operating vehicles on Golden Rain Foundation (GRF) TRUST PROPERTY. This refers to the streets, sidewalks, parking areas, clubhouses, grounds, and other amenities overseen by GRF.

2.1 All MEMBER/OWNERS (M/O) are solely responsible for 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.

2.2 GRF is not liable for damaged, lost or stolen property associated with the use of vehicles on GRF TRUST PROPERTY.

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

2.4 Documentation

2.4.1 No MOTOR VEHICLE (including GOLF CARTS) may be parked on TRUST PROPERTY without a GRF decal on its windshield or GRF entry pass visibly displayed. In the case of COMMERCIAL VEHICLES or RVs without a windshield or dashboard, a GRF pass can be secured to the vehicle or the trailer.

2.4.2 Any vehicle without proof of current valid State registration may not be parked on TRUST PROPERTY at any time.

2.5 Requirements

2.5.1 All persons parking IN LEISURE WORLD SEAL BEACH must observe California Vehicle Code Chapter 10.12 regarding time limits associated with the painted curbs and parking limitations listed in this document.

2.5.2 Curb or Parking space – Vehicles may park in a designated parking space or along a curb or sidewalk, unless otherwise provided herein.

2.5.3 Parking on all Trust Streets (streets having names) shall be in the direction of the flow of traffic in all cases of parallel parking.



SECURITY

Parking – Rules

- 3.6. Unpainted: Parking is permitted up to 72 (seventy-two) hours, unless otherwise restricted.

4. SPECIFIC VEHICLE TYPES

4.1. Commercial Vehicles

- 4.1.1. Contractor vehicles must comply with all traffic and parking rules and regulations inside the community and must not obstruct or park on sidewalks or walkways.
- 4.1.2. Contractor and service vehicles, including personal vehicles driven by EMPLOYEES or COMMERCIAL WORKERS, shall not be parked overnight on TRUST PROPERTY (including named TRUST STREETS) without a permit.

4.2. Golf Carts and LSVs

- 4.2.1. GOLF CARTS AND LSVs may be parked in parking spaces or along curbs designated for GOLF CARTS or MOTOR VEHICLES.
- 4.2.2. GOLF CARTS AND LSVs may not be parked in any manner interfering with foot or vehicle traffic.
- 4.2.3. Parking on a sidewalk by GOLF CARTS AND LSVs is prohibited.

4.3. Bicycles and Electric Bicycles

- 4.3.1. BICYCLES or ELECTRIC BICYCLES must be parked utilizing bicycle racks where provided.
- 4.3.2. BICYCLES or ELECTRIC BICYCLES may not be parked in any manner interfering with foot or vehicle traffic.
- 4.3.3. Attended BICYCLES or ELECTRIC BICYCLES may be parked off pavement, but only in such a manner as not to damage landscaping.
- 4.3.4. Parking on a sidewalk by BICYCLES or ELECTRIC BICYCLES is prohibited.
- 4.3.5. Overnight parking of bicycles on TRUST PROPERTY is not permitted.

4.4. Mobility Scooters

- 4.4.1. MOBILITY SCOOTERS may be parked in parking spaces designated as intended for "SCOOTERS" or "GOLF CARTS."
- 4.4.2. MOBILITY SCOOTERS may not be parked in any manner interfering with foot or vehicle traffic.
- 4.4.3. Parking a MOBILITY SCOOTER on a sidewalk is prohibited.



SECURITY

Parking – Rules

5.2.3. Parking is permitted up to 72 (seventy-two) hours in the lot between the clubhouse and the RV lot if the vehicle displays an official GRF decal or an unexpired short-term entry pass issued by the Security Department.

5.2.4. No RVs are allowed to park overnight near Clubhouse Two, except as stated in 5.2.3.

5.3. Clubhouses Three and Four

5.3.1. No overnight parking allowed, except for The Radio Club Yellow Emergency Van 3 and contractor vehicles as authorized by GRF.

5.3.2. No RVs are allowed to park overnight near clubhouses three and four.

5.4. Building Five, Clubhouse Six, Healthcare Center, Administration and Alley

5.4.1. No overnight parking is permitted, except for GRF Security Vehicles, CARE ambulances, Leisure World Pharmacy delivery vehicles; two (2) healthcare vehicles; the vehicle used by the 24-Hour Nurse; the HCC Golf Cart, GRF vehicles and contractor vehicles as authorized by GRF.

5.4.2. Parking spaces in the Health Care Center parking lot, unless otherwise marked, will be for AUTHORIZED RESIDENTS and VISITORS of Leisure World Seal Beach during business hours.

5.4.3. No RVs are allowed to park overnight in any space near building five, Clubhouse Six, the healthcare center, the administration building and the alley.

5.5. Amphitheater

5.5.1. Only employees of GRF or the Healthcare Center (HCC) may park in designated employee parking from 7 a.m. to 6 p.m. Monday to Friday.

5.5.2. AUTHORIZED RESIDENTS may only park in spaces marked for "Staff" or "HCC" from 6 p.m. until 11 p.m. Monday through Friday, and from 7 a.m. until 11 p.m. Saturday and Sunday.

5.5.3. No overnight parking is allowed.

5.5.4. Visitors are only allowed to park in the Amphitheater parking lot during GRF-sponsored special events.

5.5.5. The parking space designated for the HCC 24-Hour Nurse may never be used by anyone else except that employee and the HCC Golf Cart.

6. SPECIAL CIRCUMSTANCES

6.1. No animal or child is allowed to be left alone in any parked vehicle on TRUST PROPERTY. Animal Control or Seal Beach Police, respectively, will be called immediately.

6.2. "For Sale" signage shall not be displayed on any vehicle on TRUST PROPERTY.

(Apr 21)

GOLDEN RAIN FOUNDATION Seal Beach, California



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: SECURITY, BUS & TRAFFIC COMMITTEE
SUBJECT: **FINAL VOTE - AMEND POLICY 80-5580-1 ENTRY PASSES-RULES**
DATE: FEBRUARY 22, 2022
CC: FILE

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

At the September 28, 2021 meeting of the GRF Board of Directors, the Board voted to tentatively amend Member/Owner (M/O) Renter/Lessee (R/L) Rules of Conduct, Non-compliance with Rules of Conduct – Fines and Penalties, pending a 28-day notice period to Foundation members. The document draft was published in the October 7th 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 80-5580-1 Entry Passes -Rules, updating the instructions for display of the entry pass and adding R/L's do not receive annual entry passes, as presented.



SECURITY

Entry Passes – Rules

1. PURPOSE

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

2. DISPLAY

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

2.1. An AUTHORIZED RESIDENT is a:

2.1.1. RESIDENT MEMBER/OWNER (RMO) who is currently not leasing their Leisure World Seal Beach (LWSB) UNIT.

2.1.2. RENTER/LESSEE (R/L) who has been approved by Golden Rain Foundation (GRF) Stock Transfer and the R/L's Mutual to reside in a LWSB residence.

2.1.3. Co-occupant who has been authorized to reside in a LWSB residence; or

2.1.4. QUALIFIED PERMANENT RESIDENT (QPR).

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

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

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

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

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

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

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



SECURITY

Entry Passes – Rules

3. TRANSFER RIGHTS

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

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

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

4. LIMITATIONS

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

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

Document History

Adopted: 05 Apr 21

Keywords: Entry Pass Caregiver Service Providers Contractor Display

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