



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

To view the live GRF Board meeting:

- Go to [www.lwsb.com](http://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.1-8)**
- 6. Consent Calendar (pp. 9-10)**
  - Committee/Board meetings for the Month of February 2022
    - Minutes of the Physical Property Committee Meeting of February 2, 2022
    - Minutes of the GRF Administration Committee Meeting of February 3, 2022
    - Minutes of the Communication/IT Committee Meeting of February 10, 2022
  - GRF Board of Directors Minutes February 22, 2022 **(pp.11-22)**
  - GRF Board Report, dated March 22, 2022 **(pp.23-30)**
  - GRF Board Report, dated February 22, 2022 **(pp.31-38)**
  - Acceptance of the Interim Financial Statements, February 2022 **(pp.39-46)**
- 7. Ad Hoc Reports**
  - Governing Document Ad Hoc Committee – Discussion
  - Strategic Planning Ad Hoc Committee - Discussion
  - Website Ad Hoc Committee – Discussion
  - Bulk Cable Ad Hoc Committee - Discussion

## 8. New Business

### a. General

- i. Change of Date - 5% Increase Economic Adjustment (**Ms. Isom - pp.47-48**)
- ii. Face Mask Requirement at Trust Property and Meetings (**Ms. Hopewell - pp.49-50**)
- iii. Operating Funding Request – Spam Filter Licensing (**Ms. Snowden - pp.51-54**)
- iv. Reserve Funding Request – Emergency Service - Sewer Line Repair El Dorado Road (**Mrs. Perrotti - pp.55-60**)

### b. Finance Committee

- i. Acceptance of the Final Draft 2021 Audited Financial Statements (**Ms. Isom - pp.61-62**)
- ii. **TENTATIVE VOTE:** Amend 40-5061-2, Fees (**Mr. Friedman - pp.63-68**)

### c. GRF Administration

- i. Amend 50-3182-Member/Owner Renter/Lessee – Rules (**Ms. Gerber -pp.69-74**)
- ii. **TENTATIVE VOTE:** Amend 30-5093-1, Authorized Resident Rules of Conduct (**Mr. Mandeville - pp.75-78**)
- iii. Amend 30-5024-1, Committee Structure (**Mr. Pratt - pp.79-82**)

### d. Physical Property Committee

- i. Reserve/Capital Funding Request – Woodshop Improvement in Clubhouse One (**Mrs. Damoci - pp.83-84**)
- ii. Capital Funding Request - Electrical Engineer- Clubhouse One (**Mr. Dodero - pp.85-86**)
- iii. Capital Funding Request – Clubhouse Six Door Openers (**Mr. Melody - pp.87-88**)
- iv. Amend Policy 30-5041-5, Real Trust Property Acreage (**Mr. Friedman - pp.89-94**)

### e. Recreation Committee

- i. Reserve Funding – Aquatic Center Furniture **REMOVE FROM THE AGENDA ON MARCH 16, 2022**
- ii. Approval – Golf Ball Removal – Turtle Lake at GRF Gold Course (**Mrs. Perrotti - pp.95-98**)
- iii. Reserve Funding Request – Clubhouse Three Ice Machine Replacement (**Mr. Geffner - pp.99-102**)

- iv. Approval – Amphitheater Sound and Lighting Contract (**Mr. Melody - pp.103-110**)
- v. **TENTATIVE VOTE:** Amend – 70-2504-2, The Library Fees (**Mr. Mandeville - pp.111-114**)
- vi. Amend – 70-1468-1, Swimming Pool Rules (**Mrs. Damoci - pp.115-120**)
- vii. **FINAL VOTE:** Adopt 70-5563-1, Needle Art Studio (**Mr. Friedman - pp.121-124**)
- viii. Amend Policy 70-1429.01-1 Golf Course Regulations (**Ms. Snowden - pp.125-128**)
- f. Security, Bus & Traffic Committee
  - i. Approval – Reinstatement of Parking Tickets (**Mr. Pratt - pp.129-130**)
  - ii. Reserve Funding Request – GRF Vehicles – Minibuses Purchase (**Ms. Gambol - pp.131-134**)
  - iii. Capital Funding Request - LED Lighted Stop Signs (**Mr. Massetti - pp.135-136**)
  - iv. Amend 80-1937-1 Parking Rules (**Ms. Gerber - pp.137-144**)

## **9. Board Member Comments**

## **10. Next Meeting**

Tuesday, April 26, 2022 in Clubhouse Four/Virtual

## **11. Adjournment**

**THIS  
PAGE  
INTENTIONALLY  
LEFT  
BLANK**



**From:** [Susan Hopewell](#)  
**To:** [Tia Makakaufaki](#)  
**Cc:** [Marsha Gerber](#); [Susan Hopewell](#)  
**Subject:** March Board Agenda Correspondence  
**Date:** Tuesday, March 8, 2022 3:51:04 PM  
**Attachments:** [image.png](#)  
[image001.png](#)

---

Please print the email below and add to correspondence for March Board agenda

**Susan Hopewell**  
GRF President  
Golden Rain Foundation  
90740



**From:** Marsha Mauger  
**Sent:** Tuesday, February 22, 2022 9:51 AM  
**To:** President GRF  
**Subject:** Mini Farms

Please read today at GRF Board Meeting regarding the Mini Farms.  
This should clear up Equal Access  
Marsha Stamper.

12:08 ↗



## General



**MARSHA STAMPER** yes  
California civil code created  
equal access to common area.

15h

♡ Like



**MARSHA STAMPER** · Leis...



What is "Equal Access"?  
Providing equal access means  
ensuring all individuals can make

use of transportation, buildings and facilities, programs and services, employment opportunities, and technology. It also means offering all users the same provisions for privacy, security, and safety. Jul 18, 2019. So getting out on a list like every else is Equal Access. Right.

1h  1  Like  



**MARSHA STAMPER** · Leis... 

Bottom line- getting on the waiting list to garden is - Equal Access!

1h  Like  



Comment



Home



Groups



For Sale



Notifications



More

Sent from my iPhone

**From:** [jill brennan](#)  
**To:** [GRF Board](#);  
**Subject:** Feedback for proposal to prohibit overnight parking in parking lot across from CH 1.  
**Date:** Monday, March 14, 2022 1:54:31 PM

---

Dear Board members,

Thank you all for your tireless service to our LW community. I do hope you know how much you are appreciated.

I am writing in response to the idea floating around to prohibit overnight parking in the parking lot N of Club House 1. As a Director in Mutual One, I am getting strong feedback against this proposal.

As a resident in M1, I also strongly oppose reducing any overnight parking. I have friends and shareholders with mobility challenges who rely on parking in this lot. The lack of Blue Persons with Disabilities parking spaces also needs to be addressed. As our population ages in place, persons needing special differently abled parking spaces increases.

As some of you are aware, parking is very limited in Mutuals 1 and 14. As more and more units have 2 or 3 shareholders in a unit with 2 or 3 cars, parking is challenging for our residents and our guests.

I drive by that parking lot every morning, and I have never seen it filled. If anything, LW needs to add more overnight parking, not remove the few areas that do allow overnight parking. I am curious as to the reasoning behind this proposal.

In addition, more shareholders are purchasing very large pickups, some as long as 18 feet. They do not safely fit in any of our carports. Please consider a designated overnight parking area for these huge vehicles. May I suggest the large parking lot between the CH4 and the RV lot?

Thank you for your time and consideration. If I can be of any help, please feel free to contact me.

Respectfully,

Jill Brennan

M1 Board Director

**THIS  
PAGE  
INTENTIONALLY  
LEFT  
BLANK**

**From:** [Susan Hopewell](#)  
**To:** [Tia Makakaufaki](#)  
**Cc:** [Susan Hopewell](#); [Marsha Gerber](#)  
**Subject:** Correspondence for March agenda. Sound & Lighting 3year contract  
**Date:** Monday, March 14, 2022 6:20:46 PM

---

Tia, Please include.

Susan Hopewell  
GRF President

---

**From:** Linda Herman  
**Sent:** Monday, March 14, 2022 6:17:43 PM  
**To:** Susan Hopewell  
**Subject:** Re: Sound & Lighting 3year contract

[Sent from Yahoo Mail for iPhone](#)

On Monday, March 14, 2022, 6:16 PM, Linda Herman wrote:

I'm attempting to send to all directors  
Linda

[Sent from Yahoo Mail for iPhone](#)

On Monday, March 14, 2022, 6:16 PM, Susan Hopewell wrote:

Linda,  
I'm resending your email to include Leah. You inadvertently copied  
LeAnn.

Susan Hopewell  
GRF President

Get [Outlook for Android](#)

---

**From:** Linda Herman  
**Sent:** Monday, March 14, 2022 6:11:55 PM  
**To:** Susan Hopewell; Marsha Gerber  
**Cc:** LeAnn Dillman

**Subject:** Sound & Lighting 3year contract

The board will be asked to approve a 3 year sound and lighting contract for the amphitheater. Please take some time and ask questions about this action. The total contract is \$113,202. The breakdown is \$34,200 for 2022, \$37,620 for 2023 and \$41,382 for 2024. Past costs were \$17,720 in 2018 and \$19,500 in 2019.

The contract is being awarded to TM AV Consulting and Integration. This is the only vendor that submitted a bid. This is the vendor who sold and installed LW the equipment. This is the vendor who has bid several times for this contract in the past and lost out to Mr Cat Productions who has retired. There were 2 other vendors who were sent the RFP, Mastermind Productions and Neal Shelton Entertainment. Mastermind sells and installs sound equipment and provides sound equipment for venues. Running someone else's sound equipment is not in their scope of work. Shelton is an agency that books bands. Running sound is not in their scope of work either.

The RFP went out in December I was told to vendors who expressed interest How did these vendors know that LW was going to send out a RFP? There is nothing in past agendas that state LW was going to send out this RFP. Who chose these vendors, 2 of which this job is not in their scope of work? So in the end it was going to come down to the same 2 vendors as in previous years, one of which retired. Why weren't vendors who do this type of work contacted? Yes there is 1 vendor who in the past expressed interest but he was not contacted. He did the RFP for an agency in 2019 At that time he expressed interest in the sound and lighting. That vendor is SilverTiger Productions,Rodney Elliot. He would still like to bid if it is possible.

The new recreation director has experience in this also. His knowledge should be tapped for other vendors and ideas.

This needs to be discussed and looked at. This needs to go back to the committee and get more bids. If time is the problem then why was this not looked at in January or February?

Another possibility is to go with just a year contract however I think a better price can be found Please remember these vendors only run LW's sound and lighting. They provide no equipment. The word professional keeps coming up but how professional were the vendors in the past? There was constant complaints about the sound. The lighting is nothing but 2 or 3 spotlights. The difficult part is mics on the drums and queuing the files that many of the bands use. Yes files. If you

hear brass instruments for instance or violins and there are no brass instruments or violins then it is probably a file. Many of the bands play with files.

Please do your job and look closely at this contract. This process was done inefficiently and carelessly. There was no mention of sending out the RFP in any past agenda. Is this legal? Again vendors who do this work were not given a chance to bid.

Please include this in correspondence for the board meeting as I will be out of town the day of the meeting. I will capture the link and listen that night.

Thank you for your consideration

Linda Herman

Mutual 12

[Sent from Yahoo Mail for iPhone](#)

**THIS  
PAGE  
INTENTIONALLY  
LEFT  
BLANK**



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 February 2022 Committee meetings:

- Minutes of the Physical Property Committee Meeting of February 2, 2022
- Minutes of the GRF Administration Committee Meeting of February 3, 2022
- Minutes of the Communication/IT Committee Meeting of February 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.

**THIS  
PAGE  
INTENTIONALLY  
LEFT  
BLANK**



**BOARD OF DIRECTORS MEETING MINUTES  
GOLDEN RAIN FOUNDATION  
February 22, 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 10:20 a.m., on Tuesday, February 22, 2022, in Clubhouse Four and via live stream.

**PLEDGE OF ALLEGIANCE**

Carol Levine led the Pledge of Allegiance.

**ROLL CALL**

Following the roll call, Corporate Secretary, Paula Snowden reported that Directors Perrotti, Gambol, Pratt, Snowden, Geffner, Gerber, Thompson, Hopewell, Ableser, Slutsky, Doderio, Levine, Damoci, Melody, Friedman and Isom were present.

Directors Mandeville and Massetti were not present.

16 Directors participated with a quorum of the voting majority.

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

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

**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 was not present at this time.

## **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

Two members offered comments at the meeting, and twelve members offered written comments, submitted prior to the meeting.

Facilities Director, Mark Weaver gave an update on the pool.

## **CONSENT AGENDA**

The consent agenda included 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 GRF Board Meeting of January 25, 2022 • The acceptance of the Interim Financial Statement, January 2022 • 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, Website Redesign Ad hoc Committee, and the Bulk Cable AD Hoc Committee were presented.

## **NEW BUSINESS**

### **GENERAL**

#### **Emergency Addition to Agenda**

Emergency/immediate action is requested to add to the February 22, 2022 GRF Board agenda. the action item, Economic Adjustment Increase. Board action is requested under provisions of Civil Code 4930(d).

***Agenda Exception.*** *The statute provides an exception for emergencies. If an item needs to be added to the agenda after it was posted, it can be added as follows [\(Civ. Code §4930\(d\)\)](#):*

1. *Upon a determination made by a majority of the board present at the meeting that an emergency situation exists.*

2. *Upon a determination made by the board by a vote of two-thirds of the directors present at the meeting, or, if less than two-thirds of total membership of the board is present at the meeting, by a unanimous vote of the directors present, that there is a need to take immediate action and that the need for action came to the attention of the board after the agenda was distributed pursuant to subdivision (a) of [Section 4920](#).*
3. *The item appeared on an agenda that was distributed pursuant to subdivision (a) of [Section 4920](#) for a prior meeting of the board that occurred not more than 30 calendar days before the date that action is taken on the item and, at the prior meeting, action on the item was continued to the meeting at which the action is taken.*

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

The basis for the Emergency/immediate action is that on February 15, 2022, Executive Session of the GRF Board of Directors, the HR Director presented issues GRF faces with employee retention and recruitment. Significant contributing factors were presented with the most urgent issue being non-competitive hourly wages. Additional factors include healthcare benefits, 401K program, and vacation accrual. The Board is taking steps to address all these issues. The Board has also requested a salary comparison review for every position. The Board approved an 5% hourly economic adjustment increase for all positions except Directors effective the next payroll period, February 28.

Ms. Hopewell MOVED, seconded by Mrs. Damoci present –

To add the Emergency Item – Economic Adjustment Increase to the Board agenda.

Mutual Administration Director spoke on this motion.

The motion passed with one Abstention (Slutsky).

Ms. Hopewell MOVED, seconded by Mr. Melody present –

To ratify the GRF Board of Directors approval of a 5% hourly economic adjustment increase effective February 28, 2022 for all positions except Directors.

Eleven Directors spoke on this motion.

The motion passed with one no vote (Thompson).

#### GRF Meetings Face Mask Requirements

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.

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

TO affirm the Board vote to amend the requirement for face masks to be worn in GRF indoor amenity venues to comply with current State mandate.

Eight Directors spoke on the motion.

The motion passed with one no vote (Pratt).

Ms. Hopewell MOVED, seconded by Ms. Snowden present –

TO continue the requirement that a face mask be properly worn in all Trust Property business buildings.

Seven Directors spoke on the motion.

The motion passed with four no votes (Gambol, Pratt, Slutsky and Melody).

Ms. Hopewell MOVED, seconded by Dodero present –

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

Nine Directors and Human Resource Director spoke on this motion.

The motion passed with five no votes (Gambol, Pratt, Gerber, Slutsky and Melody).

#### Approval Re-establishing 1.8 Acres known as Mini-Farms

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.

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

To request Physical Properties provide a Scope of Work and estimated cost to rebuild the mini farm at the 1.8 acres and to send to the Board for final approval.

Eight Directors spoke on this.

#### Operating Funds – Approval Cyber Security Remediation

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

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

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 from Reserve Funding.

Three Directors spoke on this motion.

#### **COMMUNICATION/IT COMMITTEE**

##### Approval Annual Report Elimination

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.

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

TO approve the elimination of the annual report from the Communications Production schedule.

Three Directors spoke on this motion.

##### Amend Policy 20-2806-1, Community Publications

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.

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

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

One Director spoke on this motion.

## **GRF ADMINISTRATION COMMITTEE**

### Approval New HMO Health Plan “Select”

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 spends to GRF on all benefit renewals at the initial renewal quote were 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

Ms. Gerber MOVED, seconded by Ms. Snowden and carried unanimously by the Directors present -

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

Five Directors and Human Resources Director spoke on this motion.

#### Capital Funding Request - Purchase of Trailer for Emergency Supplies

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.

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

TO approve the purchase of the trailer from Golden West Trailer Sales to store the Emergency Supplies for Golden Rain Foundation Employees, currently stored in two outdoor sheds for a cost of \$12,534.50 and adding a 10% contingency of \$1,253.45 for any extras, for a total cost not to exceed \$13,787.95 from Capital Funding.

Six Directors spoke on this motion.

#### Amend Policy 30-5092-1, Code of Ethics

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.

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

TO amend 30-5092-1, Code of Ethics, updating document language, as presented.

No one spoke on this motion.

#### Amend Policy 30-5155-3, Plan Investment Administrative Committee

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.

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

TO amend 30-5155-3, Plan Investment Administrative Committee,  
updating document language, as presented.

No one spoke on this motion.

## **FINANCE COMMITTEE**

### Amend Policy 40-5061-2, Fees

After a brief discussion, the Board sent this back to the Committee for further review and bring it back to the next scheduled Board meeting.

### Amend Policy 40-2115-2 Copy and Supply Center -Fee

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.

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

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

One Director spoke on this motion.

## **MUTUAL ADMINISTRATION COMMITTEE**

### Approval 2022 Senior Resource Focus

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

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.

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

TO approve the Member Resources 2022 Senior Resource Focus be  
printed in the LW Weekly as a once-a-month series informational guide.

Five Directors and Managing Editor spoke on the motion.

#### Approval New Buyer Information Packet

At the February 14, 2022 Mutual Administration Committee meeting, the Committee duly moved to recommend GRF Board to approve the New Buyer Information packet as amended.

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

TO approve the New Buyer Information Packet, as amended.

Three Directors spoke on this motion.

### **PHYSICAL PROPERTIES COMMITTEE**

#### Capital Funding Request - Clearing Out Mini Farms At 1.8 Acres

At the February 2, 2022 Physical Property Committee meeting, the Committee reviewed cost 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 taper 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.

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

TO award a contract to JJ Landscaping to clear out all farm material,  
taper soil, to sidewalk and flatten the area at 1.8 acres for a cost not  
to exceed \$14,630, Capital Fundings and to authorize the President  
to sign the contract.

Eight Directors spoke on this motion.

#### Amend Policy 30-5041-5, Real Trust Property Acreage

After a brief discussion, the Board sent this back to the Committee for further review and bring it back to the next scheduled Board meeting.

### **RECREATION COMMITTEE**

#### Janitorial Contract Extension – Innovative Cleaning Service

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.

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

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

TO approve the extension of the Innovative Cleaning Services  
Janitorial contract through December 31, 2022, as presented and to  
authorize the President to sign the contract.

Three Directors spoke on this motion.

#### Reserve Funding Request - Clubhouse One Ice Machine

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.

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

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.

Four Directors and Recreation Manager spoke on this motion.

#### Amend Policy 70-1429.01-1 Golf Course Regulations

After a brief discussion, the Board sent this back to the Committee for further review and bring it back to the next scheduled Board meeting.

### **SECURITY, BUS & TRAFFIC COMMITTEE**

#### Amend Policy 80-1937-1 Parking – Rules

This item has been removed from the agenda and will be brought back to the next scheduled meeting.

#### Final Vote - Amend Policy 80-5580-1 Entry Passes-Rules

At the September 28, 2021 meeting of the GRF Board of Directors, the Board voted to tentatively amend updating the instructions for display of the entry pass and adding R/L's do not receive annual entry passes, 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.

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

TO amend 80-5580-1 Entry Passes -Rules, updating the instructions  
for display of the entry pass and adding Renter/Lessee's do not  
receive annual entry passes, as presented.

Nine Directors and the Mutual Administration Director spoke on this motion.

### **BOARD MEMBER COMMENTS**

Four Directors offered a comment.

### **ADJOURNMENT**

The meeting was adjourned at 1:11 P.M.

Paula Snowden, Corporate Secretary  
Golden Rain Foundation  
TM 2-22-22

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



March 22, 2022

---



Approved Consent Agenda

MOVED and approved the consent agenda included • 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 GRF Board Meeting of January 25, 2022 • The acceptance of the Interim Financial Statement, January 2022 • Approval Reserve Funds Investment Purchase

General – Emergency Item – Economic Adjustment Increase

MOVED to add the Emergency Item – Economic Adjustment Increase to the Board agenda.

MOVED to ratify the GRF Board of Directors approval of a 5% hourly economic adjustment increase effective February 28, 2022 for all positions except Directors.

General – GRF Meeting Face Mask Requirements

MOVED to affirm the Board vote to amend the requirement for face masks to be worn in GRF indoor amenity venues to comply with current State mandate.

MOVED to continue the requirement that a face mask be properly worn in all Trust Property business buildings.

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

General - Approval Re-establishing 1.8 Acres Known as Mini-Farms

MOVED to request Physical Properties provide a Scope of Work and estimated cost to rebuild the mini farm at the 1.8 acres and to send to the Board for final approval.

General - Operating Funds – Approval Cyber Security Remediation

MOVED 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 from Reserve Funding.

Communication/IT Committee - Approval GRF Annual Report Elimination

MOVED to approve the elimination of the GRF annual report from the Communications Production schedule.

Communication/IT Committee - Amend 20-2806-1, Community Publications

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

GRF Administration Committee - Approval New HMO Health Plan “Select”

MOVED 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

GRF Administration Committee - Capital Funding Request - Purchase of Trailer for Emergency Supplies

MOVED to approve the purchase of the trailer from Golden West Trailer Sales to store the Emergency Supplies for Golden Rain Foundation Employees, currently stored in two outdoor sheds for a cost of \$12,534.50 and adding a 10% contingency of \$1,253.45 for any extras, for a total cost not to exceed \$13,787.95 from Capital Funding.

GRF Administration Committee - Code of Ethics

MOVED to amend 30-5092-1, Code of Ethics, updating document language, as presented.

GRF Administration Committee - Amend 30-5155-3 Plan Investment Administrative Committee

MOVED to amend 30-5155-3, Plan Investment Administrative Committee, updating document language, as presented.

Finance Committee - Amend 40-5061-2, Fees

After a brief discussion, the Board sent this back to the Committee for further review and bring it back to the next scheduled Board meeting.

Finance Committee - Amend 40-2115-2, Copy and Supply Center

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

Mutual Administration Committee - Approval 2022 Senior Resource Focus

MOVED to approve the Member Resources 2022 Senior Resource Focus be printed in the LW Weekly as a once-a-month series informational guide.

Mutual Administration Committee - Approval New Buyer Information Packet

MOVED to approve the New Buyer Information Packet, as amended.

Physical Property Committee – Capital Funding Request - Clearing Out Mini Farms At 1.8 Acres

MOVED to award a contract to JJ Landscaping to clear out all farm material, taper soil to sidewalk, and flatten the area at 1.8 acres for a cost not to exceed \$14,630, Capital Funding and to authorize the President to sign the contract.

Physical Property Committee - Amend Policy 30-5041-5, Real Trust Property Acreage

After a brief discussion, the Board will send this back to the Committee for further review and bring it back to the next scheduled Board meeting.

Recreation Committee - Janitorial Contract Extension – Innovative Cleaning Service  
MOVED to approve the extension of the Innovative Cleaning Services Janitorial contract through December 31, 2022, as presented and to authorize the President to sign the contract.

Recreation Committee – Reserve Funding Request - Clubhouse One Ice Machine  
MOVED 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.

Recreation Committee - Amend Policy 70-1429.01-1 Golf Course Regulations  
After a brief discussion, the Board will send back to the Committee for further review and bring it back to the next scheduled Board meeting.

Security, Bus & Traffic Committee - Amend Policy 80-1937-1 Parking – Rules  
This item has been removed from the agenda and will be brought back to the next scheduled meeting.

Security, Bus & Traffic Committee - Final Vote - Amend Policy 80-5580-1 Entry Passes-Rules  
MOVED to amend 80-5580-1 Entry Passes -Rules, updating the instructions for display of the entry pass and adding Renter/Lessee's do not receive annual entry passes, as presented.

## Recap of GRF Committees' Activity

March 2022

### March 2, 2022, Physical Properties Committee

- The Facilities Director provided an update on the pool.
- 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 bring back the agenda topic, Flashing Stop Signs with additional information to the next scheduled meeting.
- CONCURRED by the Committee to bring back the agenda topic, Clubhouse Two Renovation with additional information to the next scheduled meeting.
- CONCURRED by the Committee to bring back the agenda topic, Storm Drains Screens Project Resurrection to the next scheduled meeting.
- The Committee discussed Faux Ivy to be Woven for Chain Link Fence Along Channel. No action was taken.
- CONCURRED by the Committee to bring the agenda topic, Cal-Met Trash Contract with additional information to the next scheduled meeting.
- MOVED to recommend the GRF Board to approve the remodeling of Woodshop at Clubhouse One in the amount of \$171,100.00, in Reserve Funding, and Capital Funding in the amount of \$84,400.00, with a 20% contingency of \$51,100, for a total cost of \$306,600, and pending review by the Finance Committee.
- MOVED to recommend the GRF Board to approve the hiring of an Electrical Engineer to review all electrical in Clubhouse One, in the amount not to exceed \$10,000, Operating Funds, and pending review by the Finance Committee.

- CONCURRED by the Committee to bring back the agenda topic, Repairing Trust Street with additional information to the next scheduled meeting.
- CONCURRED by the Committee to bring back the agenda topic, Northgate Traffic Flow to the next scheduled meeting.
- The Facilities Director provided information about the four-inch line sewers being upgraded by Service Maintenance. No action was taken.
- CONCURRED by the Committee to have the Facilities Director get additional information regarding Pool Shade Structure and forward it to the Recreation Committee.
- The committee discussed Truck Sizes. No action was taken.
- MOVED to recommend the GRF Board omit approve replacing the existing doors in the clubhouse six restrooms, with an easy access single automatic door operator, in the amount of \$11,821.00, Capital Funding, pending review by the Finance Committee.
- CONCURRED by the committee to bring back the agenda topic, TVs in All Rooms/Kitchen to the next scheduled meeting after getting additional information from the Communications/IT Committee and Recreation Committee.
- The committee discussed Defacing the Golf Course. No action was taken.
- CONCURRED by the Committee to create a Sub-Committee for the 1.8 Acres and comprised of the following members: Mrs. Damoci, Ms. Gerber, Mr. Friedman, Ms. Camille Thompson, and Mr. Alan O'Dell.

### **March 3, 2022, GRF Administration Committee**

- Safety/Emergency Coordinator updated the Committee with information on the Blue Can 50 Year Life Water.
- CONCURRED by the Committee to bring back additional information on Training for Mutual Board Directors by Department Headings, to the next scheduled meeting.
- CONCURRED by the Sub-Committee to bring back a report next month on their progress of updating the Glossary of Terms. Carole Damoci was added to the Sub-Committee.
- MOVED to recommend the GRF Board accept, 50-3182-1 Member/ Owner Renter/Lessee – Rules as amended.
- MOVED to recommend the GRF Board accept 30-5093-1, Authorized Resident Rules of Conduct, as amended, pending a 28-day notification.
- MOVED to recommend the GRF Board accept 30-5024-1, Committee Structure, as amended.

### **March 7, 2022, Recreation Committee**

- CONCURRED by the Committee to review the agenda topic, Arts Studio, at the next scheduled meeting.
- CONCURRED by the Committee to review the agenda topic, Use of Storage Space in Clubhouse Two, at the next scheduled meeting.
- CONCURRED by the Committee to forward correspondence, regarding additional Recreation Employee, to the GRF Administration Committee.
- CONCURRED by the Committee to bring more information on the Correspondence about Picnic Area Adjacent to Clubhouse One, at the next scheduled meeting.

- MOVED by the Committee to approve as a new GRF club the Sarang-Bongsa Team.
- CONCURRED by the Committee to not approve the purchase of thirty (30) chaise lounges from Seabreeze Patio Furniture for a total cost of \$10,898.63 and adding a \$500.00 contingency for a total cost not to exceed \$11,398.63, Reserve Funding, after review by the Finance Committee.
- MOVED to recommend the GRF Board to approve the purchase of thirty (30) chaise lounges from USA Outdoor Furniture for a total cost of \$15,500.00 and adding a \$500.00 contingency for a total cost not to exceed \$16,000.00, Reserve Funding, after review by the Finance Committee.
- CONCURRED by the Committee to not approve the purchase of four (4) table and pedestal bases, sixteen (16) Athen's slat chairs, and four (4) umbrellas from Leisure Creations for a cost of \$9,200.83 and adding a \$500.00 contingency for a total cost not to exceed \$9,700.83, Reserve Funding, after review by the Finance Committee.
- CONCURRED by the Committee to forward to the ADRC to review different material for the chairs for the Pool.
- MOVED to recommend the GRF Board approve by the Committee to accept the Top-of-the-Line Golf Balls contract to remove golf balls from Turtle Lake.
- MOVED by the Committee to approve the 2022, 2023, and 2024 Amphitheater Season, Sound, Lighting, and Movie Services for Leisure World, in the amount not to exceed \$113,202.
- MOVED to recommend the GRF Board accept 70-2504-2- The Library Fees, as presented.
- MOVED to recommend the GRF Board accept 70-1468-1 Swimming Pool Rules, as presented.

#### **March 9, 2022, Security, Bus and Traffic Committee**

- CONCURRED by the Committee to have the Security Services Director bring back the agenda topic, Gate Access System Update with additional information to the next scheduled meeting.
- CONCURRED by the Committee to have the Fleet Manager bring more information about the Contracted/Off-Site and On-Site Bus Service to the next scheduled meeting.
- MOVED to recommend the GRF Board take Parking Tickets of hold and reactive the Community Rules Violation (CRV).
- MOVED to recommend the GRF Board to approve the purchase of two (2) shuttles with a wheelchair lift, and one (1) shuttle without from AZ Bus Sales Company, at a cost not to exceed \$270,000.00, Reserve Funding, with a \$20,000 contingency, pending review by the Finance Committee.
- MOVED by the Committee to pass the information on the Assessment of all GRF Vehicles (pages 47-49) to the Finance Department to use in updating the Reserve Study.
- MOVED to recommend the GRF Board approve the purchase of twelve (12) flashing stop signs from Myers and Sons Hi-Way Safety Inc., at a cost not to exceed \$17,422.80, Reserve Funding, with a 10% contingency, pending review by the Finance Committee.
- CONCURRED by the Committee to bring more information about Wheelchair Lift for New Buses to the next scheduled meeting.

- MOVED to recommend the GRF Board approve the purchase of three (3) GEM E2 Polaris Electric Vehicles from Long Beach Electric Car Sales, for \$62,000, Reserve Funding, with a \$3,000 contingency, pending review by the Finance Committee.

### **March 10, 2022, Communication/IT Committee**

- CONCURRED by the Committee to move the GRF Building Electronic Temperature Units Replacements, agenda item to a future date.
- CONCURRED by the Committee to bring the agenda topic, Clubhouse Three – meeting room TVs with additional information from the IT Manager to the next scheduled meeting.

### **March 11, 2022, Architectural Design and Review Committee**

- CONCURRED by the Committee to bring more information from the Facilities Director about the Approved Plant List, Additional Plants for Considerations to the next scheduled meeting.
- CONCURRED by the Committee to bring more information about Fireplace Center to the next scheduled meeting.
- CONCURRED by the Committee to setup a work study to determine the location of the sculptures around the Perimeter Wall.
- CONCURRED by the Committee to bring more information about Planting at the Library and Globe to the next scheduled meeting by the Facilities Director and schedule a work study.
- CONCURRED by the Committee to address the landscaping after the completion of the woodworking construction is complete at Clubhouse One.
- CONCURRED by the Committee to bring more information about Art such as Sculptures on Trust Property to the next scheduled meeting.
- MOVED and approved by the Committee that the color of choice for the light fixture is Hew Bronze Smooth for Clubhouse Two.
- CONCURRED by the Committee to bring more information from the Facilities Director about the Pool Shade Structure to the next scheduled meeting.

## Financial Recap – February 2022

As of the one-month period ended February 2022, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$313,516.

Major variances are:

Wages, Taxes & Benefits	\$246,103	Favorable: Wages \$163K; P/R Taxes \$20K; Workers' Comp \$2.6K; 401(k) ER Match \$10K; Group Ins \$50K; average FTE < budget by 20.3 FTEs
Materials & Supplies	14,924	Favorable: Expenditure deferred to later.
Facilities Maintenance	46,222	Favorable: Less YTD maintenance than planned; Janitorial contract renegotiated for less.
Community Entertainment	12,649	Favorable: Community events deferred due to COVID-19
Publication Printing	16,167	Favorable: Lower pricing due to change in printing company; less pages in newspaper due to COVID impacts.
Property & Liability Insurance	16,239	Favorable: Actual premiums less than budgeted
SRO Labor Cost Recovery	(63,230)	Unfavorable: Less billable hours than budgeted

	<b>Fund Balance</b>	<b>Allocated For Current Projects</b>	<b>Allocated For Future Projects</b>	<b>For details, see page</b>
<b>Reserve Funds</b>				
Repairs & Replacements	\$11,998,344	\$739,926	\$11,258,418	7
<b>Capital Funds</b>				
Capital Improvements	\$2,812,162	\$672,419	\$2,139,743	8

Total year-to-date approved unbudgeted operating expenses are \$375,905.



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



February 22, 2022

---

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 Committee

1<sup>st</sup> 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.

2<sup>nd</sup> 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, 50-3182-1, 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.

- CONCURRED by the Committee to have the Facilities Director bring more information about Perimeter Wall-Wire Sculpture to the next scheduled meeting.
- CONCURRED by the Committee to have Facilities Director bring more information about Planting at the Library and Globe to the next scheduled meeting.
- CONCURRED the Committee to address the landscaping after the completion of the woodworking construction
- MOVED and approve by the Committee to approve the light gray, universal polymer coating for the floors in the woodworking room and the snow-bound color for the walls.
- CONCURRED by the Committee to review the map and determine locations for future sculptures and bring back the additional information to the next scheduled meeting
- CONCURRED by the Committee to accept the Aluminum Metallic chairs with the royal blue strap.

### **February 14, 2022, Mutual Administration Committee**

- MOVED and recommend to 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.
- CONCURRED by the GRF Vice President Marsha Gerber to discuss GRF Election at the GRF Administration Committee.
- MOVED and recommend the GRF BOD to approve the New Buyer Information packet as amended.

## **Financial Recap**

**January 2022**

### **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

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

	<b>Fund Balance</b>	<b>Allocated Funds</b>	<b>Unallocated Funds</b>	<b>For details, see page</b>
<b>Capital Funds</b>				
Capital Improvements	\$2,897,579	\$838,817	\$2,058,762	8

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

**THIS  
PAGE  
INTENTIONALLY  
LEFT  
BLANK**



---

## BOARD ACTION REQUEST

---

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

---

At the March 21, 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 February 2022 interim financial statements for audit.

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



## Financial Recap – February 2022

As of the one-month period ended February 2022, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$313,516.

Major variances are:

Wages, Taxes & Benefits	\$246,103	Favorable: Wages \$163K; P/R Taxes \$20K; Workers' Comp \$2.6K; 401(k) ER Match \$10K; Group Ins \$50K; average FTE < budget by 20.3 FTEs
Materials & Supplies	14,924	Favorable: Expenditure deferred to later.
Facilities Maintenance	46,222	Favorable: Less YTD maintenance than planned; Janitorial contract renegotiated for less.
Community Entertainment	12,649	Favorable: Community events deferred due to COVID-19
Publication Printing	16,167	Favorable: Lower pricing due to change in printing company; less pages in newspaper due to COVID impacts.
Property & Liability Insurance	16,239	Favorable: Actual premiums less than budgeted
SRO Labor Cost Recovery	(63,230)	Unfavorable: Less billable hours than budgeted

	<b>Fund Balance</b>	<b>Allocated For Current Projects</b>	<b>Allocated For Future Projects</b>	<b>For details, see page</b>
<b>Reserve Funds</b>				
Repairs & Replacements	\$11,998,344	\$739,926	\$11,258,418	7

	<b>Fund Balance</b>	<b>Allocated Funds</b>	<b>Unallocated Funds</b>	<b>For details, see page</b>
<b>Capital Funds</b>				
Capital Improvements	\$2,812,162	\$672,419	\$2,139,743	8

Total year-to-date approved unbudgeted operating expenses are \$375,905.



P.O. Box 2069  
Seal Beach CA 90740

Description			
	<b>Current Assets:</b>		
	Cash & cash equivalents	590,788	
1122000	Non-Restricted Funds	379,063	
	Receivables	648,844	
	Prepaid expenses	583,449	
1154100	Deferred Lease Revenue	9,355	
	Inventory of maintenance supplies	482,102	
		-----	
	<b>Total Current Assets</b>		<b>2,693,600</b>
	<b>Designated deposits</b>		
1211000	Contingency Operating Fund	1,000,000	
	Reserve Fund	11,998,344	
1212500	Capital Improvement Fund-GRF	2,812,162	
		-----	
	<b>Total designated deposits</b>		<b>15,810,506</b>
	<b>Notes Receivable</b>		
1411000	Notes Receivable	72,504	
		-----	
	<b>Total Notes Receivable</b>		<b>72,504</b>
	<b>Fixed Assets</b>		
	Land, Building, Furniture & Equipment	41,227,996	
	Less: Accumulated Dep'n	(24,549,493)	
		-----	
	<b>Net Fixed Assets</b>		<b>16,678,503</b>
	<b>Other Assets</b>		-----
	<b>Total Assets</b>		<b>35,255,113</b>
			=====

P.O. Box 2069  
Seal Beach CA 90740

Description			
<b>Liabilities &amp; Equity</b>			
<b>Current Liabilities:</b>			
	Accounts payable	293,391	
	Project Commitments	777,285	
	Prepaid Deposits	52,699	
	Accrued payroll & payroll taxes	495,547	
	Unearned Income	34,383	
2140000	Deferred Revenue-Other	2,663	
	Accrued expenses	174,457	
2154000	Refunds Due to Members	150	
		-----	
	<b>Total Current Liabilities</b>	<b>1,830,575</b>	
	<b>Total Liabilities</b>		<b>1,830,575</b>
<b>Equity</b>			
<b>Mutuals' Beneficial Interest</b>			
3211000	Contingency Operating Reserve Equity	1,000,000	
3212000	Reserve Equity	11,678,517	
3394000	Capital Fund Equity	2,354,704	
3310000	Beneficial Interest in Trust	18,121,640	
		-----	
	<b>Total Mutuals' Beneficial Interest</b>		<b>33,154,861</b>
<b>Membership interest</b>			
	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	
		-----	
	<b>Total Paid-in-Capital</b>		<b>6,251,651</b>
<b>Excess Income</b>			
	Current Year	173,291	
3910000	Excess Income / (Expense) Prior Year	1,118,522	
		-----	
	<b>Total Excess Income</b>		<b>1,291,813</b>
3920000	<b>Dep'n &amp; Amortization</b>		<b>(7,273,787)</b>
	<b>Net Stockholders' Equity</b>		<b>33,424,538</b>
		-----	
	<b>Total Liabilities &amp; Stockholders' Equity</b>		<b>35,255,113</b>
		=====	

**Golden Rain Foundation**  
**Cash Flow Activity - All Reserves**  
**For the Period Ended February 28, 2022**

	Contingency Operating Fund	Reserve Fund	Capital Improvement Fund	Nonrestricted Funds	Total
<b>Balance 12/31/2021</b>	<b>1,000,000</b>	<b>11,780,045</b>	<b>3,147,920</b>	<b>439,121</b>	<b>16,367,086</b>
Funded: Assessments		83,330			83,330
Funded: Amenities Fees collected (93)		194,923	194,923		389,847
Funded: M17 Lease Fees collected (14)		3,612	3,612		7,224
Funded: Interest on Funds		1,788	144		1,932
Expenditures		(65,354)	(534,438)		(599,793)
Transfers between funds	-	-			-
Net Monthly Activity				(60,057)	(60,057)
<b>Balance 2/28/2022</b>	<b>1,000,000</b>	<b>11,998,344</b>	<b>2,812,162</b>	<b>379,063</b>	<b>16,189,569</b>
Net Activity	-	218,299	(335,759)	(60,057)	(177,517)

# Golden Rain Foundation

## Cash Flow Activity - All Reserves

### For the Month of February 2022

	Contingency Operating Fund	Reserve Fund	Capital Improvement Fund	Nonrestricted Funds	Total
<b>Balance 1/31/2022</b>	<b>1,000,000</b>	<b>12,260,254</b>	<b>2,897,579</b>	<b>62,191</b>	<b>16,220,024</b>
Funded: Assessments		41,667			41,667
Funded: Amenities Fees collected	(49)	105,519	105,519		211,038
Funded: M17 Lease Fees collected	(11)	2,838	2,838		5,676
Funded: Interest on Funds		1,183	42		1,225
Expenditures		(13,117)	(193,816)		(206,933)
Transfers between funds		(400,000)			(400,000)
Net Monthly Activity				316,872	316,872
<b>Balance 2/28/2022</b>	<b>1,000,000</b>	<b>11,998,344</b>	<b>2,812,162</b>	<b>379,063</b>	<b>16,189,569</b>
Net Activity	-	(261,910)	(85,417)	316,872	(30,455)

**Golden Rain Foundation**  
**Quick Balance Sheet Analysis**  
**For the Period Ended February 28, 2022**

**SELECTED BALANCE SHEET ITEMS**

	Current Balance	Prior Month	Increase (Decrease)
Cash In Bank	969,851	281,715	688,136
Current Assets	18,504,106	18,234,708	269,398
Current Liabilities	1,830,575	1,925,770	(95,195)
Current Ratio	10.11	10.25	
Designated Deposits:	15,810,506	16,157,833	(347,327)
Reserve Fund			
Capital Improvement Fund			
Contingency Operating Fund			

**RESULT OF OPERATIONS**

Current Month	Actual	Budget	Variance	%
Income	1,420,609	1,515,823	(95,214)	(6.28)
Expense	1,217,316	1,446,059	228,743	15.82
Net Materials Recovery(Pass Thru)	0	0	0	
<b>Excess Income or (Expense)</b>	<b>203,293</b>	<b>69,764</b>	<b>133,529</b>	
Year To Date	Actual	Budget	Variance	%
Income	2,871,315	3,054,540	(183,225)	(6.00)
Expense	2,507,617	3,004,357	496,740	16.53
Net Materials Recovery(Pass Thru)	0	0	0	
<b>Excess Income or (Expense)</b>	<b>363,698</b>	<b>50,183</b>	<b>313,515</b>	

Full Time Equivalents		
For the Month	Average YTD	Planned - 2022
137.91	139.25	159.50

**THIS  
PAGE  
INTENTIONALLY  
LEFT  
BLANK**



---

## BOARD ACTION REQUEST

---

**TO:** GRF BOARD OF DIRECTORS  
**FROM:** GRF PRESIDENT  
**SUBJECT:** 5% HOURLY ECONOMIC ADJUSTMENT INCREASE – CHANGE IN EFFECTIVE DATE  
**DATE:** MARCH 28, 2022  
**CC:** FILE

---

February 15, 2022 a Golden Rain Foundation (GRF) Board of Directors Executive Session was scheduled where the Board voted to approve a 5% hourly economic adjustment increase for all positions except Directors be effective February 28, 2022. The Board ratified the vote at the February 22, 2022 GRF Board of Directors meeting.

On March 1, 2022, the Board learned the effective date needed to be changed to March 7, 2022 to coincide with the beginning of the pay period.

March 7, 2022, an Emergency GRF Board of Directors Executive Session was called for where the Board approved the 5% hourly economic adjustment increase for all positions except Directors be effective on March 7, 2022.

I move to ratify the vote by the Board of Directors on March 7, 2022 to approve the 5% hourly economic adjustment increase for all positions except Director be effective on March 7, 2022.

**THIS  
PAGE  
INTENTIONALLY  
LEFT  
BLANK**





---

## BOARD ACTION REQUEST

---

**TO:** GRF BOARD OF DIRECTORS  
**FROM:** GRF PRESIDENT  
**SUBJECT:** FACE MASK REQUIREMENT AT TRUST PROPERTY AND MEETINGS  
**DATE:** MARCH 28, 2022  
**CC:** FILE

---

At the Board Meeting on February 22, 2022, the Board approved two actions:

1. Requirement that face mask be worn in all Trust property business buildings.
2. Requirement that face mask be worn in all meetings where GRF staff are in physical attendance.

As COVID conditions change the requirement for continued mask wearing will be reconsidered by the Board.

### **Motion 1**

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

### **Motion 2**

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

**THIS  
PAGE  
INTENTIONALLY  
LEFT  
BLANK**



---

## BOARD ACTION REQUEST

---

**TO:** GRF BOARD OF DIRECTORS  
**FROM:** IT MANAGER – MARCELO MARIO  
**SUBJECT:** OPERATING FUNDING REQUEST – SPAM FILTER LICENSING  
**DATE:** MARCH 11, 2022  
**CC:**

---

On January 27<sup>th</sup>, a 30-day termination letter was sent to All Covered as the MSP.

As part of All Covered's monthly service charge, they were hosting Golden Rain Foundation's Proofpoint Essentials spam filtering tenant.

Upon termination of All Covered's services, Golden Rain Foundation (GRF) needed to find a new host for its Proofpoint Essentials spam filtering tenant. The IT Manager reached out to Proofpoint, and if Proofpoint was to host the environment, it would be over \$12,000/year. The Proofpoint sales rep referred GRF to another Proofpoint Essentials Hosting provider, Converge/Lighthouse Computer Services.

The tenant was moved over to a new provider and licensing for Proofpoint Essentials will be sold to GRF at a discounted rate of \$4,418/year, or approximately \$368.17/month.

This is necessary for spam filtering for GRF's email system.

I move to ratify the proposed software licenses for a total of \$4,418, Operating Funding.



## Sales Quote

Lighthouse Computer Services, Inc.  
6 Blackstone Valley Place  
Suite 205  
Lincoln, RI 02865

Page: 1

Sales Quote Number: SQ-LCS11064-0  
Sales Quote Date: 3/10/2022

Sales Rep.: Victoria Peña  
Email: Victoria.Pena@convergetp.com / Phone:  
Quote valid until: 03/31/22

Payment Terms: Net 30

### Sell

To: Golden Rain Foundation  
PO Box 3519  
Seal Beach, CA 90740

### Ship

To: Golden Rain Foundation  
13533 Seal Beach Blvd  
Seal Beach, CA 90740

Part # / Feature Code	Description	Qty	Extended Price
PP-SUP-ESS-12	PFPT ESSENTIALS SUP NO TIER 12 CLDS	1	
PP-ESS-BUS-C-101	PFPT ESSENTIALS BUS SAAS 1 TO CLDS 1000 12	140	4,418.00
Order Totals			<u>Price Total</u> <b>4,418.00</b>



Golden Rain Foundation  
PO Box 3519  
Seal Beach, CA 90740

Sales Quote: SQ-LCS11064-0

Date: 03/10/22

Terms: Net 30

Thank you for giving Lighthouse Computer Services, Inc. the opportunity to provide you with this quote. This is a confidential document between Lighthouse Computer Services, Inc. and Golden Rain Foundation. Additional charges for shipping, taxes and/or travel expenses are not shown and will be added to the invoice as applicable. Prices are subject to change.

Sincerely,

Victoria Peña

Pricing contained in this quote is valid from 03/10/22 until 03/31/22.

Customer Signature

---

**THIS  
PAGE  
INTENTIONALLY  
LEFT  
BLANK**



---

## BOARD ACTION REQUEST

---

**TO:** GRF BOARD OF DIRECTORS  
**FROM:** FACILITIES DIRECTOR – MARK WEAVER  
**SUBJECT:** RESERVE FUNDING – EMERGENCY SERVICE - SEWER LINE REPAIR EL DORADO ROAD  
**DATE:** MARCH 1, 2022  
**CC:** FILE

---

On Saturday February 20, 2022, the sewer line under El Dorado Road near Golden Rain Road failed, causing a blockage to twenty-four apartments. Emergency services were called out to clear the blockage. Empire Pipe and Equipment was unable to clear the line, which indicated we had a broken sewer line. MJ Jurado was called out to dig up the street, expose the sewer line, replace the pipe and fittings as required.

Empire Pipe and Equipment- \$1,380

MJ Jurado- \$20,420

I move to approve the emergency service in the amount not to exceed \$21,800, Reserve Funding for the repair of failed sewer line on El Dorado Road near Golden Rain Road.







**Empire Pipe Cleaning & Equipment,**  
**Inc**  
 1788 N. Neville Street  
 Orange, CA 92865  
 diana@empirepipecleaning.com  
 www.empirepipecleaning.com



## Invoice

BILL TO  
 Seal Beach Mutual No. 2  
 Attention: Physical Property  
 Department  
 P.O. Box 2069  
 Seal Beach, CA 90740  
 United States

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
12241	02/21/2022	\$1,380.00	03/23/2022	Net 30	

DATE	UNIT	PROJECT DESCRIPTION	QTY	RATE	AMOUNT
02/19/2022	<b>Truck #117 - SW Emergency Callout</b>	Emergency Callout - Combination Jet and Vacuum Truck - Sewer Cleaning	4	345.00	1,380.00

Contact : Kevin Black

**BALANCE DUE**

**\$1,380.00**

Thank you for your business!



10552 Chestnut Ave  
Stanton, CA 90680

# Invoice

Date	Invoice #
2/18/2022	1038

Bill To
Golden Rain Foundation 13533 Seal Beach Blvd. Seal Beach Ca 90740

RECEIVED

FEB 28 2022

Community Facilities

					P.O. No.	Terms	Project		
						Due on receipt	emerg. Call Sewer R...		
Item	Description	Est Amt	Prior Amt	Prior %	Qty	Rate	Curr %	Total %	Amount
02 Site ...	Sewer Repair - Damaged Sewer At Main 2 Laterals Joining Main Sewer Line , Located On Eldorado & Golden Rain Rd. Work Performed On EL Dorado South Of Golden Rain . Emergency Call On Holiday Weekend , Sewer Backed Up In street ,Excavated 8 Ft. Deep Proper Shoring Needed, All Labor & Materials Included , Premium Cost For All Labor , Backfill & Compact Restore Asphalt .	20,420.00			1	20,420.00	100.00%	100.00%	20,420.00
RECEIVED FEB 25 2022 ACCOUNTS PAYABLE									

100% Complete for Billing

Total \$20,420.00

Payments/Credits \$0.00

Balance Due \$20,420.00



# CONDITIONAL WAIVER AND RELEASE UPON FINAL PAYMENT

Civil Code Section 3262(d)(3)

Upon receipt by the undersigned of a check from Golden Rain Foundation in the  
sum of \$ 20,420.00 payable to M J Jurado Inc. and when the check  
Amount of check Payee or payees of check

has been properly endorsed and has been paid by the bank upon which it is drawn, this document shall become effective to release any mechanic's lien, stop notice, or bond right the undersigned has on the job Sewer Laterals Repair Emergency Call Invoice #1038.

This release covers the final payment to the undersigned for all labor, services, equipment, or materials furnished on the job, except for disputed claims for additional work in the amount of \$ 0.

Before any recipient of this document relies on it, the party should verify evidence of payment of the undersigned.

Dated: February 28, 2022

M J JURADO INC.

Company Name

By:

  
President



---

## BOARD ACTION REQUEST

---

**TO:** GRF BOARD OF DIRECTORS  
**FROM:** FINANCE COMMITTEE  
**SUBJECT:** ACCEPTANCE OF THE FINAL DRAFT 2021 AUDITED FINANCIAL STATEMENTS  
**DATE:** MARCH 22, 2022  
**CC:** FILE

---

At the March 21, 2022 Finance Committee meeting, the Committee reviewed the 2021 draft audited financial statements of the Golden Rain Foundation. The Committee passed a motion to recommend to the Board acceptance of the final draft audited 2021 Golden Rain Foundation Financial Statements as of December 31, 2021, for the year then ended and the proposed Independent Auditors' Report as submitted by CliftonLarsonAllen LLP, hereby accepting the above-mentioned Financial Statements and reports therein (Exhibit A), reflecting excess income of \$1,118,521 and to authorize the President to sign the management representation letter (Exhibit B).

I move to accept the final draft audited 2021 Golden Rain Foundation Financial Statements as of December 31, 2021, for the year then ended, and the proposed Independent Auditors' Report as submitted by CliftonLarsonAllen LLP, hereby accepting the above-mentioned Financial Statements and reports therein (Exhibit A), reflecting excess income of \$1,118,521, and to authorize the President to sign the management representation letter (Exhibit B).

**THIS  
PAGE  
INTENTIONALLY  
LEFT  
BLANK**



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

---

## BOARD ACTION REQUEST

---

**TO:** GRF BOARD OF DIRECTORS  
**FROM:** FINANCE COMMITTEE  
**SUBJECT:** **TENTATIVE VOTE:** AMEND 40-5061-2, FEES  
**DATE:** MARCH 1, 2022  
**CC:** FILE

---

At the February 18, 2021 meeting of the Finance Committee, the Committee moved to recommend the GRF Board of Directors amend 40-5061-2, Fees.

I move to amend 40-5061-2, Fees, updating document language throughout, as presented, pending a 28-day notification to the members, and a final decision by the GRF Board of Directors on May 24, 2022.



## Fees

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

**1. FACILITIES AND AMENITIES (AMENITIES) FEE:**

**1.1.** ~~Existing~~ All GRF Members (owner & co-owner), Co-occupants 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. To cover the cost of preparing, recording and/or replacing either or both certificates, 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.

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).



## Fees

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 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

(Feb 20)

GOLDEN RAIN FOUNDATION Seal Beach, California





**Fees**

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

**Document History**

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

(Feb 20)

**GOLDEN RAIN FOUNDATION Seal Beach, California**

## FINANCE

40-5061-2



### **Fees**

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)  
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

157



---

## BOARD ACTION REQUEST

---

**TO:** GRF BOARD OF DIRECTORS  
**FROM:** GRF ADMINISTRATION COMMITTEE  
**SUBJECT:** AMEND 50-3182-1 MEMBER/OWNER RENTER/LESSEE – RULES  
**DATE:** MARCH 1, 2022  
**CC:** FILE

---

At the March 3, 2022 meeting of the GRF Administration Committee, the Committee moved to recommend the GRF Board of Directors amend 50-3182-1 Member/Owner Renter/Lessee – Rules.

I move to amend 50-3182-1 Member/Owner Renter/Lessee – Rules, moving it from Mutual Administration to GRF Administration Committee, Service animals do not require a fee and updating document language throughout as presented.



## **GRF MUTUAL ADMINISTRATION**

### **Member/Owner (M/O) Renter/Lessee (R/L) – Rules**

#### **1. PURPOSE**

To establish rules for the use of Trust Property by Member/Owner (M/O) and Renter/Lessee (R/L).

This policy only covers Golden Rain Foundation (GRF) requirements. The Mutuals will have their separate requirements addressed in the Mutual's individual rules and policies.

#### **2. GENERAL INFORMATION**

Member/Owners per the occupancy Agreements for Mutuals 2-104, 14-16 and Mutual 17's CCR(s): All **Shareholder/Members are solely responsible** for the actions of their R/Ls; therefore they are solely responsible for the fines/fees and penalties incurred by their R/Ls. Fines/Fees not paid by the R/Ls and their guests will be assessed on the M/O account with the (GRF).

#### **3. M/OS IN MUTUAL SEVENTEEN**

**3.1.** All current Mutual 17 M/Os will remain under their old agreements as long as the current R/L remains in the Residential unit. When they move out the M/O will then be subject to this rule. See 40-5061-2.

**3.2.** All M/Os who rent/lease their Residential unit on or after January 1, 2021 must adhere to this new rule. See 40-5061-2.

#### **4. R/Ls IN MUTUAL SEVENTEEN**

**4.1.** All current Mutual 17 R/Ls will remain under their old agreements until they move out of their Residential unit.

**4.2.** All new R/Ls in Mutual 17 on or after January 1, 2021 must follow the rules laid out in Section 7.

#### **5. LESSOR – M/O FOR ALL MUTUALS**

**5.1.** Any M/O who rents their unit in Leisure World **must** give up their use of all amenities during the time their unit is rented. When moving back into the Community their privileges will be reinstated except for the following:

**5.1.1.** All RV leases and 1.8 acres (Mini farms) leases will be terminated the date the rental agreement takes effect. M/Os can be added to the waiting list(s) the day they move back into the Community, but no space will be guaranteed.

**Member/Owner (M/O) Renter/Lessee (R/L) – Rules**

**6. THE M/Os IN ALL MUTUALS MUST DO THE FOLLOWING BEFORE THE RENTAL CAN BE COMPLETED:**

- 6.1.** Each M/O must pay a non-refundable Stock Transfer Office (STO) STO Processing Fee. See 40-3182-2.
- 6.2.** ID CARDS: Return all GRF issued ID Cards for the unit to the STO Stock Transfer Office (STO). Failure to return the card(s) will result in a fine. See 40-3182-2, for amount.
- 6.3.** Have vehicle(s) (R/V/car/truck/golf cart/scooter/bicycle/motorcycle) decals removed by the Security Department (SD). Security will give the M/O a form with all vehicles assigned to -their unit, signed off by SD as confirming decals have been removed. If any of the vehicles assigned have been transferred, proof of such transfer will be needed. The form is to be given to the STO. All M/O vehicles assigned must be removed from the Community or be registered to the new unit. Any vehicles owned by the M/O that are not removed from Trust Property, **will be towed at the owner's expense.**
- 6.3.1.** M/O RV Lot lease will expire the day the Residential unit lease commences, and the M/O must remove any RV's from the RV Lot within thirty (30) days of effective day of lease. Failure to remove vehicle will result in towing at owner's expense.
- 6.4.** ENTRY PASSES: All GRF issued entry passes (4) assigned to this Residential unit must be returned to the STO. Failure to return will result in a fine. See 40-3182-2.
- 6.5.** CAREGIVER PASSES: All GRF issued caregiver passes must be returned to the STO. Failure to return will result in a fine. See 40-3182-2.

**7. THE R/Ls IN ALL MUTUALS MUST DO THE FOLLOWING BEFORE THE RENTAL CAN BE COMPLETED:**

- 7.1.** Satisfy all rules, regulations and policies for meeting the age-qualifications for residing in the Community.
- 7.2.** Pay in advance the GRF Trust Property Use Fee (TPUF). See 40-3182-2. All R/Ls moving into the Community must pay per person the TPUF. The TPUF for 2021 2022 is \$4,127 \$4,301.
- 7.3.** Pay a refundable deposit per GRF ID Card. See 40-3182-2. All R/L living in the unit must have a GRF ID Card. When moving out, the deposit(s) will be returned within sixty (60) days after relinquishing the card(s).
- 7.4.** Pay a refundable deposit per vehicle (R/V/car/truck/golf cart/scooter/bicycle/motorcycle) decal affixed by the Security Department (SD). All R/L vehicles on GRF Trust Property must have a decal. Deposit(s) will be returned within sixty (60) days

**Member/Owner (M/O) Renter/Lessee (R/L) – Rules**

after decals have been removed by the SD and a form signed by the SD has been turned into the STO. See 40-3182-2 for amount.

**7.5.** All fees and deposits must be paid prior to moving in: See 40-3182-2.

**7.5.1.** Pet registration (if allowed by Mutual), a non-refundable fee per animal is required. See 40-3182-2. ~~This includes emotional support, comfort, or~~  
Service animals do not require a fee. See 50-1023-1 for paperwork requirements.

**8. CO-OCCUPANT SEEKING TO RENT**

**Any current Co-occupant seeking to rent a residential unit must change their status to qualify as an R/L. See STO for procedures. See 40-3182-2 for fees and deposits.**

**9. ACCESS TO COMMUNITY BY M/O**

If the M/O requires access to the Community as a member of the Health Care Center (HCC) and wishes to continue as such, or to manage the M/Os affairs with their Residential unit (i.e. maintenance, attending to their R/L, etc.) they will need to do the following:

**9.1.** Contact the HCC to arrange access to the Community for their appointments.

**9.2.** Contact the SD to arrange temporary access to the Community for the limited purpose to attend to their Residential unit and/or R/L.

**10. ANNUAL ASSESSMENT PACKAGE**

When the annual packet containing next year's assessment amounts, disclosures and current year property tax amounts are mailed to M/O, there will be no entry passes included.

**11. FINES**

Fines can be appealed by the M/O only, by petitioning the Finance Committee (FC). If FC does not approve removing the fine and it is not paid by the M/O, the fine will be assessed on the M/Os account with GRF. Appealing the FC's decision can be made to the Community Violation Panel. (See 30-5093-3).

**12. RENTER/LESSEE (R/L) IN ALL MUTUALS**

The R/L will be required to follow the same GRF rules as anyone owning or living in the Community. See website [www.lwsb.com](http://www.lwsb.com) for all GRF rules, and the M/O is ultimately responsible for the actions and conduct of their R/Ls.



**Member/Owner (M/O) Renter/Lessee (R/L) – Rules**

**13. ADDITIONAL INFORMATION**

- 13.1.** To lease a space in the RV Lot, see 70-1487-1. If the R/L moves out of the Community, this vehicle will need to be removed immediately.
- 13.2.** To lease a space in the 1.8 acres (Mini farms), see 70-1447-1 for leasing a space. If the R/L moves out of the Community, this lease will be terminated immediately.
- 13.3.** No entry passes will be given to the R/L. All guests will need to be called in at the main gate.

**Document History**

Adopted: 23 Dec 20 Amended: 29 Jan 21 Amended: 30 Dec 21

**Keywords:** Member Owner Renter Lessee



**GRF MUTUAL ADMINISTRATION**

**Member/Owner (M/O) Renter/Lessee (R/L) – Rules**

157

158

159



---

## BOARD ACTION REQUEST

---

**TO:** GRF BOARD OF DIRECTORS  
**FROM:** GRF ADMINISTRATION COMMITTEE  
**SUBJECT:** **TENTATIVE VOTE:** AMEND 30-5093-1, AUTHORIZED RESIDENT RULES OF CONDUCT  
**DATE:** MARCH 1, 2022  
**CC:** FILE

---

At the March 3, 2022 meeting of the GRF Administration Committee, the Committee moved to recommend the GRF Board of Directors amend 30-5093-1, Authorized Resident Rules of Conduct.

I move to amend 30-5093-1, Authorized Resident Rules of Conduct., updating Rules of Conduct, Willful damage, destruction, or defacing of to Trust Property, or unauthorized/unlawful entry, use or trespass upon Trust Property, as presented, pending a 28-day notification to the members, and a final decision by the GRF Board of Directors on May 24, 2022.



Authorized Resident (AR) Rules of Conduct

1. **PURPOSE**

The purpose of the Authorized Resident (AR) Rules of Conduct is to protect Golden Rain Foundation (GRF), GRF staff, GRF contracted service providers and GRF residents.

The Rules of Conduct apply to GRF Members/Owners, Qualified Permanent Residents, Co-occupants, Renters/Lesseees, caregivers, and visitors.

2. **RULES OF CONDUCT**

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

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

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

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

**2.4.1** Behaviors such as the following are prohibited:

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

**2.4.1.2** Personal insults and yelling.

**2.4.1.3** Any form of discrimination.

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

**2.4.1.5** Sexually suggestive language.

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

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

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

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



## Authorized Resident (AR) Rules of Conduct

**2.4.1.10** Willful damage, destruction, or defacing of to Trust Property, or unauthorized/unlawful entry, use or trespass upon Trust Property.

**2.4.1.11** Non-compliance with GRF Governing Documents.

### 3. NON-COMPLIANCE

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

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

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

### 4. NOTIFICATION OF VIOLATION AND RIGHT TO HEARING

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

#### Document History

Adopted:	26 Nov 19	Amended:	23 Dec 20	Amended:	26 Jan 21
Amended:	24 Aug 21	Comm. Name Chg.	24 Aug 21		

**Keywords:** Rules of Conduct      Authorized Resident (AR)

**THIS  
PAGE  
INTENTIONALLY  
LEFT  
BLANK**



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

---

## BOARD ACTION REQUEST

---

**TO:** GRF BOARD OF DIRECTORS  
**FROM:** GRF ADMINISTRATION COMMITTEE  
**SUBJECT:** AMEND 30-5024-1, COMMITTEE STRUCTURE  
**DATE:** MARCH 1, 2022  
**CC:** FILE

---

At the March 3, 2022 meeting of the GRF Administration Committee, the Committee moved to recommend the GRF Board of Directors amend 30-5024-1, Committee Structure.

I move to amend 30-5024-1, Committee Structure, updating document language as presented.



## **GRF ADMINISTRATION COMMITTEE**

### **Committee Structure**

The Golden Rain Foundation (GRF) Board of Directors (BOD) has three (3) types of committees.

#### **1. STANDING COMMITTEES.**

See policy 30-5020-1.

#### **2. SUB-COMMITTEES:**

**2.1.** A Sub-committee is used to do the research on a specific project that would take too much time during a committee meeting;

**2.2.** Sub-committees are approved by a standing committee. The Chair of the standing committee appoints the Sub-committee and names the Chair;

~~**2.3.1.1.** A Sub-committee is used to do the research on a specific project that would take too much time during a committee meeting;~~

~~**2.4.2.3.**~~ Sub-committees have no power to make decisions. Their findings are to be presented to their standing committee. The standing committee will decide if a recommendation is to be presented to the full BOD;

~~**2.5.2.4.**~~ The BOard of Directors recognizes the important contribution that can be made by Members/Owners -(M/Os), in residence, in this community. M/Os Specialists are appointed by a Committee Chair to a sub-committee and can be removed by the Chair at any time. Renters/Lessees, Co-Occupants and Qualified Permanent Residents cannot serve.

~~**2.5.1.2.4.1.**~~ M/Os serve in an advisory capacity only, having no voting power and cannot comprise a majority of the Sub-committee.

~~**2.6.2.5.**~~ Sub-committees need not be approved by the GRF BOD; and

~~**2.7.2.6.**~~ Sub-committees expire upon the election of a new BOD.

#### **3. AD HOC COMMITTEES.**

**3.1.** The GRF President, with BOdeard approval, may create Ad hoc Committees to address a specific issue.





## GRF ADMINISTRATION COMMITTEE

### Committee Structure

- 40
- 41
- 42 **3.2.** Ad hoc committees continue to exist until the duty assigned to them is
- 43 accomplished. For example, a committee preparing recommendations for
- 44 redecorating the lobbies would continue its work despite the election of a
- 45 new board BOD.
- 46
- 47 **3.3.** Ad hoc committees have no power to make decisions.
- 48
- 49 **3.4.** The BOD ~~Board of Directors~~ recognizes the important contribution that can
- 50 be made by ~~Members/Owners~~ (M/Os), in residence, in this cCommunity.
- 51 M/Os Specialist may be appointed to an Ad hHoc Committee.
- 52 Renters/Lessees, Co-occupants and Qualified Permanent Residents
- 53 cannot serve.
- 54
- 55 **3.4.1.** M/Os serve in an advisory capacity only, having no voting
- 56 power and cannot comprise a majority of the Ad Hoc
- 57 Committee.
- 58
- 59 **3.5.** Once an assigned project has been completed, the committee gives a final
- 60 report to the Board. The Board may vote to dissolve the Ad hoc Committee.
- 61
- 62 ~~**3.6.** All Ad hoc committees and chairs must be approved by the GRF BOD.~~
- 63
- 64

#### Document History

Adopted:	22 Dec 15	Reviewed:	22 May 17	Reviewed:	09 Feb 18
Amended:	23 Jul 19	Amended:	11 Sep 20	Amended:	25 May 21
Comm. Name Chg.	24 Aug 21				

<b>Keywords:</b>	Administration	Committee	GRF Board	Member Specialist	Ad Hoc
------------------	----------------	-----------	-----------	-------------------	--------

**THIS  
PAGE  
INTENTIONALLY  
LEFT  
BLANK**



---

## BOARD ACTION REQUEST

---

**TO:** GRF BOARD OF DIRECTORS  
**FROM:** PHYSICAL PROPERTY COMMITTEE  
**SUBJECT:** REVERSE/CAPITAL FUNDING REQUEST - WOODSHOP IMPROVEMENTS IN CLUBHOUSE ONE  
**DATE:** MARCH 22, 2022  
**CC:** FILE

---

At the November 1, 2022 Physical Property Committee meeting, the Committee duly moved and approved expanding and renovating the woodshop in Clubhouse One. The Committee moved to send the proposed project to Physical Property Committee for a scope of work and estimated costs.

The Physical Property Committee established a Sub-Committee for this project and meet several times to establish a scope of work. The Physical Property Department presented the scope of work with cost estimates (see exhibit A) at its March 2, 2022, meeting. The committee moved to recommend the GRF Board approve the expansion and renovation of the woodshop at Clubhouse One in the amount of \$171,100, Reserve Funding and the amount of \$84,400 with a 20% contingency of \$51,100, Capital Funding for a total cost not to exceed \$306,600 pending review by the Finance Committee.

At the March 21, 2022 Finance Committee meeting, the Committee determined that the amount of \$171,100, Reserve Funding and \$135,500, Capital Funding for the total amount of \$306,600 combined funds is available. The Committee placed a temporary hold on these funds pending a Board action to release the funds for this project.

I move to approve the remodeling of the Woodshop at Clubhouse One in the amount of \$171,100, Reserve Funding also the amount of \$84,400 with a 20% contingency of \$51,100, Capital Funding for a total cost not to exceed \$306,600 and authorize the President to sign the needed contracts.

# EXHIBIT A

## Woodshop 1 Remodel

		Budget	Reserve	Reserve Funding	Capital	Capital Funding
1	Abatement	\$ 12,000.00	100%	\$ 12,000.00		-
2	Demolition Clubhouse One woodshop/pool room	\$ 3,000.00		-	100%	\$ 3,000.00
3	Framing/concrete	\$ 25,000.00	70%	\$ 17,500.00	30%	\$ 7,500.00
4	Electrical	\$ 70,000.00	70%	\$ 49,000.00	30%	\$ 21,000.00
5	Air Lines	\$ 15,000.00	60%	\$ 9,000.00	40%	\$ 6,000.00
6	Dust Collection system	\$ 9,800.00	50%	\$ 4,900.00	50%	\$ 4,900.00
7	Windows/Doors	\$ 35,000.00	70%	\$ 24,500.00	30%	\$ 10,500.00
8	Drywall/wall repair	\$ 10,500.00	100%	\$ 10,500.00		-
9	Painting	\$ 7,500.00	100%	\$ 7,500.00		-
10	Cabinets/Counter Tops	\$ 25,000.00		-	100%	\$ 25,000.00
11	Flooring	\$ 15,000.00	100%	\$ 15,000.00		-
12	Miscellaneous	\$ 13,000.00	50%	\$ 6,500.00	50%	\$ 6,500.00
13	Tools/equipment	\$ 14,700.00	100%	\$ 14,700.00		-
<b>TOTAL:</b>		<b>\$ 255,500.00</b>		<b>\$ 171,100.00</b>		<b>\$ 84,400.00</b>

Contingency 20% \$ 51,100.00

**Total with Contingency \$ 306,600.00**



---

## BOARD ACTION REQUEST

---

**TO:** GRF BOARD OF DIRECTORS  
**FROM:** PHYSICAL PROPERTY COMMITTEE  
**SUBJECT:** CAPITAL FUNDING REQUEST - ELECTRICAL ENGINEER- CLUBHOUSE ONE  
**DATE:** MARCH 1, 2022  
**CC:** FILE

---

At the March 2, 2022 Physical Property Committee meeting, the Committee duly moved and approved to recommend to the GRF Board, the hiring of an Electrical Engineer to review all electricals in Clubhouse One to confirm the proposed improvements at the Woodshop could be completed with the existing electrical system in the amount not to exceed \$10,000, Capital Funding.

At its March 21, 2022 Finance Committee meeting, the Committee has determined the amount of \$10,000, Capital Funding is available. The Committee placed a temporary hold on these funds pending a Board action to release the funds for this project.

I move to approve Capital Funding in an amount not to exceed \$10,000 for the hiring of an Electrical Engineer to review all electrical in Clubhouse One to confirm the proposed improvements at the Woodshop could be completed with the existing electrical system and authorize the President to sign the contract.

**THIS  
PAGE  
INTENTIONALLY  
LEFT  
BLANK**



---

## BOARD ACTION REQUEST

---

**TO:** GRF BOARD OF DIRECTORS  
**FROM:** PHYSICAL PROPERTY COMMITTEE  
**SUBJECT:** CAPITAL FUNDING REQUEST - CLUBHOUSE SIX- DOOR OPENERS  
**DATE:** MARCH 1, 2022  
**CC:** FILE

---

Correspondence has been received from members regarding the difficulty in opening the restroom doors at Clubhouse Six when using mobility aids.

At the March 2, 2022 Physical Property Committee meeting, the Committee discussed a proposal from Axxess Door and duly moved and approved to recommend the GRF Board to approve the installation of easy access single automatic door operators at the four restrooms in Clubhouse Six in the amount of \$11,822, Capital Funding.

At the March 21, 2022 Finance Committee meeting, the Committee has determined that sufficient Capital Funding in the amount of \$11,822 is available. The Committee placed a temporary hold on these funds pending a Board action to release the funds for this project.

I move to award a contract to Axxess Door for the installation of easy access single automatic door operators at the four restroom in Clubhouse Six for an amount not to exceed \$11,822, Capital Funding and authorize the President sign the contract.



## SALES PROPOSAL

### Customer/Contact Information

George Hurtado  
Leisure World  
13533 Seal Beach Blvd  
Seal Beach, CA 90740  
714-335-7137  
georgeh@lwsb.com

### Project Information

Restroom Automatic Door Operators  
Leisure World - Club House #6  
1661 Golden Rain Rd  
Seal Beach, CA 90740-4907

**Date:** 02-22-2022  
**Quote #:** 003841  
**Quote Valid:** 30 Days

Axxess Door is pleased to submit the following proposal for your approval consideration.

### Inclusions:

#### Furnish and install the following:

**4 Each: Horton 7100LE Easy Access Single Automatic Door Operator**

**Config:** LHR or RHR **Finish:** Dark Bronze Anodized **Size:** 39"

**Activation:** (2) BEA 10PBS451 4.5 x 4.5 Wireless Press Plate with ADA logo and "Push to Open" text

**Safety:** Optional (pricing available upon request)

#### Automatic door equipment shall include the following:

- 4-1/2" x 6" Side load header (Surface mount installation)
- (4) On/Off/Hold Open function switch, header mounted
- (4) ANSI Compliance signage set

**Includes freight, standard catalog cut sheet submittals, installation, and sales tax.**

**Labor to install the above listed materials at standard Axxess Door rates during normal business hours M-F.**

**Lead Time:** 4-6 Weeks from receipt of approved submittals

**Warranty Information:** Axxess Door Corp. warrants the installed door system(s) against failure due to manufacturer defects or substandard material for a period of one-year parts and one-year labor beginning on the completed date of installation.

*Automatic door equipment shall be installed and calibrated to comply with the current applicable ANSI standard by an AAADM certified inspector as required by manufacturer.*

**Exclusions:** Doors, frames, additional hardware, conduit run, high/low voltage wire and wire pull, cosmetic repairs to the opening, bonds, shop drawings, permits or fees of such, overtime, after hours labor, weekend labor, prevailing wages, ocip/ccip/ucip participation, all work to be performed during normal business hours Monday through Friday between the hours of 6:00 a.m. and 5:00 p.m.

**Terms:** Customer agrees to the above listed scope of work for the below listed proposal amount. A signed proposal is required to save dates and start work. Changes to any aspect of this scope of work should be discussed, agreed upon, and signed off prior to initiating work.

**Please contact us with any questions or concerns.**

**Proposal Amount: \$11,821.75**

**\*\*Optional items not included in total\*\***

Thanks,

Cesar Trejo

cesar@axxessdoor.com

Signature

Date





---

## BOARD ACTION REQUEST

---

**TO:** GRF BOARD OF DIRECTORS  
**FROM:** PHYSICAL PROPERTIES COMMITTEE  
**SUBJECT:** AMEND 30-5041-5, REAL TRUST PROPERTY ACREAGE  
**DATE:** MARCH 1, 2022  
**CC:** FILE

---

At the March 3, 2022 meeting of the GRF Administration Committee, the Committee moved to recommend the GRF Board of Directors amend 30-5041-5, Real Trust Property Acreage.

I move to amend 30-5041-5, Real Trust Property Acreage moving it from GRF Administration to Physical Properties, updating the Trust Property chart and document language as presented.

## 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>One</u> 1 & <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>Six</u> 6, <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>Two</u> 2, & Car Wash <u>and Mission Park</u>	1.50
95-671-29	Clubhouse <u>Three</u> 3	2.03
95-671-30	Clubhouse <u>Four</u> 4 <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</u> Superwire Office	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 Pool</u> <u>Aquatic 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>39.13</u> 7.2 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

**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	13.04 <u>7.57</u>	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		
		<u>Acreage</u>	<u>55.11</u>

(Jul 19)

**GOLDEN RAIN FOUNDATION Seal Beach, California**



**Real Trust Property Acreage**

		<del>Acreage</del> <b>Total Acreage</b>	<del>55.11</del> <b>60.58</b>
--	--	---	-------------------------------

~~\*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*	<u>4.93</u>
<b>Total Acreage</b>	<b>437.16</b>

\*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	<u>39.13</u>
TRUST STREETS	(Land excepted from Grant Deeds to Mutuals)	60.58	<u>55.11</u>
MUTUAL PROPERTY	(Grant Deeds from GRF, <u>Rossmoor Corp</u> )	437.16	<u>534.94</u>
			<u>31.40</u>

**Document History**

(Jul 19)

**GOLDEN RAIN FOUNDATION Seal Beach, California**



**Real Trust Property Acreage**

Adopted:	21 May 72	Revised:	13 Jun 73	Revised:	05 Feb 76
Revised:	30 Sep 81	Revised:	01 Oct 92	Revised:	21 May 96
Revised:	31 Jul 09	Revised:	19 Dec 17	Amended:	23 Jul 19

**Keywords:** Administration Trust Acreage  
Property

37

**THIS  
PAGE  
INTENTIONALLY  
LEFT  
BLANK**



---

## BOARD ACTION REQUEST

---

**TO:** GRF BOARD OF DIRECTORS  
**FROM:** RECREATION COMMITTEE  
**SUBJECT:** GOLF BALL REMOVAL – TURTLE LAKE AT GRF GOLF COURSE  
**DATE:** MARCH 10, 2022  
**CC:** FILE

---

The Recreation Department was tasked with obtaining cost for the removal of old golf balls from Turtle Lake at the Golden Rain Foundation (GRF) Golf Course.

At the March 7, 2022 Recreation Committee meeting, the Committee reviewed the scope of work, timeline and cost for the project. The Committee moved to approve a scope of work from Top of the Line Golf Balls for a one-year term at an income to GRF of \$0.07 for every reusable golf ball retrieved from Turtle Lake.

**Note:** See attached Proposal.

I move to award a contract to Top Of The Line Golf Balls for removal of golf balls from Turtle Lake at the Golden Rain Foundation Golf Course from April 1, 2022 to April 1, 2023, for an income to Golden Rain Foundation of \$0.07 per golf ball that is able to be re-used and authorize the President to sign the contract.

# EXHIBIT A

## BALL RETRIEVAL CONTRACT BETWEEN

Leisure World of Seal Beach

13531 Saint Andrews Dr.

POB 2069 Seal Beach, Ca 90740

“Customer”

AND

Top of the Line Golf Balls.

4685 Industrial St., Unit 3N

SIMI VALLEY, CA 93063

“TOTL”

This contract, upon approval by both parties, would be for the following terms and conditions:

A. TOTL will periodically retrieve golf balls from the water hazards at the facilities owned or operated by the Customer in Seal Beach, Ca. The compensation due the Customer will be based upon the quantity of balls retrieved during any dive date at the rate of .07 cents per ball cash. The amount of funds due to Customer will be paid within 30 days of the end of the month of the date of the last dive for any given month.

B. Ball retrieval dates will be as per TOTL schedule except where our presence would cause interference to a previously arranged event for the course, such as a rained out condition, golf tournament or course maintenance issue, which would prevent driving to or from the water hazard, or potentially cause damage to the golf surface at the course. Generally speaking, the dive dates would be scheduled approximately every 8 weeks of frequency on any day in the week approved by Customer due to conditions mentioned earlier. In the event of a scheduling conflict, we will reschedule to the next earliest convenient time for both parties.

C. TOTL will have exclusive rights to retrieve balls from Customer for a period of 12 months from date of signature. On the day of retrieval, the diver is to verbally check with the pro shop personnel or Customer designated party. Upon leaving, if balls have been retrieved, the diver shall obtain a signature from a golf course or pro shop personnel on a preprinted “ball buying slip” provided by TOTL and leaving one copy of the same signed form with Customer. This form will declare the estimated total quantity of balls retrieved on that date. If no balls were retrieved, the diver must check out with Customer by notifying them of the lack of results and the reason for that condition. An accurate accounting will be provided by phone to Customer within the following 20 days.

D. TOTL shall be responsible for the actions of the people or subcontractors they select to perform the diving service and at all times shall be sensitive to the appearance, other course conditions, customer relations or any other factor relevant to performing a service to the Customer or it's clients in a professional manner .



# EXHIBIT A

E. TOTL is to provide the Customer with a policy of insurance indemnifying Customer of liability in naming them as additional insured in the minimum of \$2,000,000 holding the Customer harmless from conditions that may arise caused by TOTL.

F. Customer is to provide up to 2 golf carts for the diver's use at no charge to the diver or to TOTL for the same.

## ACKNOWLEDGMENT OF CONTRACT.

\_\_\_\_\_

DATE: \_\_\_\_\_

TERRY DELEON  
Recreation Manager  
Leisure World of Seal Beach

\_\_\_\_\_

DATE: \_\_\_\_\_

GUY AGUILAR  
Owner  
TOP OF THE LINE GOLF BALLS  
SIMI VALLEY, CA

**THIS  
PAGE  
INTENTIONALLY  
LEFT  
BLANK**



---

## BOARD ACTION REQUEST

---

**TO:** GRF BOARD OF DIRECTORS  
**FROM:** RECREATION COMMITTEE  
**SUBJECT:** RESERVE FUNDING REQUEST – CLUBHOUSE THREE ICE MACHINE REPLACEMENT  
**DATE:** MARCH 21, 2022  
**CC:** FILE

---

At the February 7, 2022 Recreation Committee meeting, the Committee duly moved and approved to recommend the GRF Board of Directors to approve replacement of the ice machine at Clubhouse Three at a cost not to exceed \$ 4,154.49, Reserve Funding.

Norm's Refrigeration and Ice Equipment provided a total cost of \$3,708.27 to replace the ice machine at Clubhouse Three.

At the March 21, 2022, the Finance Committee meeting, the Committee reviewed funding and determined \$4,154.49, Reserve Funding is available.

**Note:** See attached Proposal.

I move to approve the purchase of a new ice machine from Norm's Refrigeration and from Ice Equipment in the amount of \$3,708.27 with a \$446.22 contingency for the total cost not to exceed \$4,154.49, Reserve Funding and authorize the President to sign the contract.



**NORM'S**  
REFRIGERATION & ICE EQUIPMENT

# Quote

03/08/2022

<b>To:</b> GOLDEN RAIN FOUNDATION / LEISURE WORLD THOMAS 1800 GOLDEN RAIN ROAD SEAL BEACH, CA 90740 562-431-6586 324 (Contact)	<b>Project:</b> GOLDEN RAIN FOUNDATION / LEISURE WORLD	<b>From:</b> Norm's Refrigeration & Ice Equipment Jack Groendal 1175 N. Knollwood Circle Anaheim, CA 92801- (714)236-3600 (714)236-3600 215 (Contact)
--	--	--

**\*\*Price good for 30 days\*\***  
Unit is not in stock, allow 4-8 weeks  
Install on existing bin.  
Terms: Payment in advance.  
**CIM series cubers replace ICE series models**

Item	Qty	Description	Sell	Sell Total
1	1 ea	<b>ICE MAKER, CUBE-STYLE</b> 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	\$3,042.09	\$3,042.09
	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		
			<b>ITEM TOTAL:</b>	<b>\$3,042.09</b>
			Merchandise	\$3,042.09
			Installation	\$400.00
			Subtotal	\$3,442.09
			Tax 8.75%	\$266.18
			Total	\$3,708.27

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



## 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.

## Ice Form

FULL CUBE DIMENSIONS	
W x D x H (in.)	7 $\frac{1}{8}$ x 7 $\frac{1}{8}$ x 7 $\frac{1}{8}$
W x D x H (mm)	22 x 22 x 22
HALF CUBE DIMENSIONS	
W x D x H (in.)	3 $\frac{1}{8}$ x 7 $\frac{1}{8}$ x 7 $\frac{1}{8}$
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											
Kits	Model No.	B25	B40	B42	B55	B700	B110	B1000	B1300	B1325	B1660
	Capacity Width	242 lbs (110 kg) 30 in (762 mm)	344 lbs (156 kg) 30 in (762 mm)	351 lbs (160 kg) 22 in (559 mm)	510 lbs (232 kg) 30 in (762 mm)	680 lbs (308 kg) 30 in (762 mm)	854 lbs (388 kg) 48 in (1,219 mm)	1,000 lbs (454 kg) 48 in (1,219 mm)	1,320 lbs (599 kg) 48 in (1,219 mm)	1,325 lbs (601 kg) 60 in (1,524 mm)	1,660 lbs (753 kg) 60 in (1,524 mm)
	CIM0330	Kit Not Required		N/A	Kit Not Required		BPF-1	Hold Down Securement Recommended			
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 (I)
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

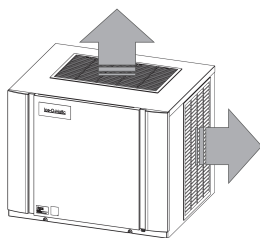
**Ice-O-Matic**  
Ice. Pure and Simple®

## Air Cooled

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

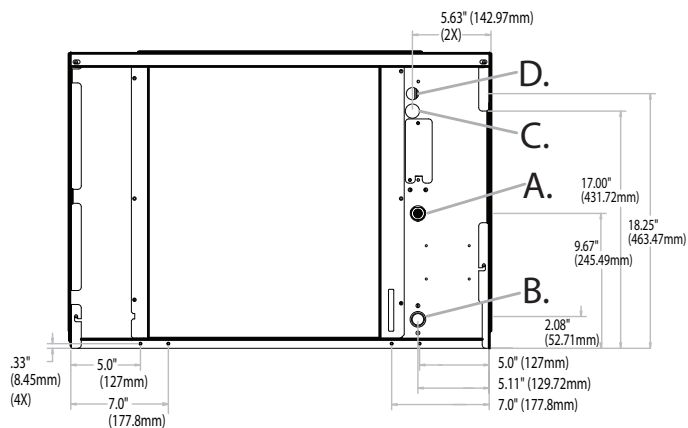
- A. Ice maker potable water in, 3/8" FPT.
- B. Ice maker water out, 3/4" FPT.
- C. Hole for electrical connections, 7/8".
- D. Electrical connection junction box, 7/8".

### Dual Exhaust for Installation Flexibility

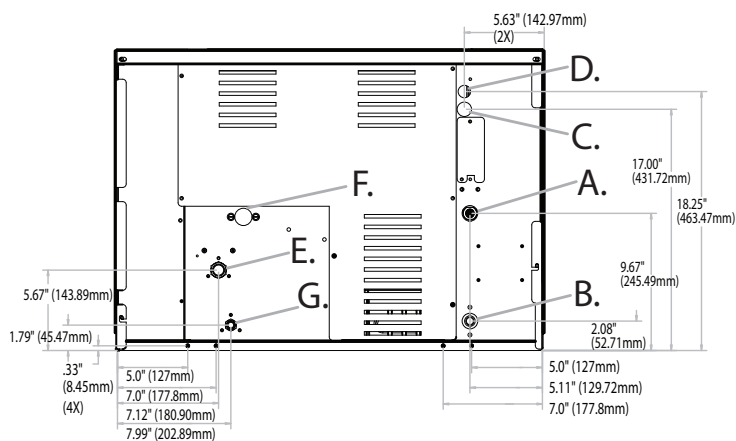


## Water Cooled

- 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	Cond. Unit	Half-Cube Ice Production per 24hrs		Water Usage gallons per 100 lbs of Ice 90°F air/70°F water		kWH Used per 100 lbs of ice @ 90°F air/ 70°F water	Voltage Characteristics	Min. Circuit Ampacity	Fuse Size	Approx. BTUs per hour
		70°F air/ 50°F water lbs (kg)	90°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	7.10				

\* 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



---

## BOARD ACTION REQUEST

---

**TO:** GRF BOARD OF DIRECTORS  
**FROM:** RECREATION COMMITTEE  
**SUBJECT:** APPROVAL – AMPHITHEATER SOUND AND LIGHTING CONTRACT  
**DATE:** MARCH 10, 2022  
**CC:** FILE

---

The Amphitheater sound and lighting contract was canceled in 2020 due to the Covid-19 pandemic. The Recreation Department sent out request for proposal (RFP) to four contractors.

At the March 7, 2022 Recreation Committee meeting, the Committee reviewed the bids from four contractors as follows:

Company	Year 1	Year 2	Year 3	Totals
MasterMind Productions Group				No bid submitted
Mr. Cat Productions				Company Retired
Neal Shelton Entertainment				No bid submitted
TM AV Consulting & Integration, Inc.	\$34,200.00	\$37,620.00	\$41,382.00	\$113,202.00

The budget for the 2022 Amphitheater production expense is \$35,000. The Recreation Committee is recommending the Board approve a three-year contract, with TM AV Consulting & Integration, Inc, in the amount of \$113,202.00, Operating Fundings.

**Note:** See attached Proposal.

I move to award a contract to TM AV Consulting & Integration, Inc., to provide Amphitheater production services, for a cost not to exceed \$113,202, Operating Funding for a three-year period and authorize the President to sign the contract.

CONTRACTOR LICENSE NO. 712211 TYPE OF LICENSE C7

**FORM OF PROPOSAL  
2022, 2023, AND 2024 AMPHITHEATER SEASONS  
SOUND, LIGHTING, AND MOVIE SERVICES  
AT LEISURE WORLD - SEAL BEACH**

P. O. Box 2069  
Seal Beach, CA 90740

Gentlemen:

The undersigned proposes to furnish all labor, material, and equipment as required to 2022-2024 Amphitheater Seasons Sound, Lighting, and Movie Services at Leisure World - Seal Beach, as described in the Request for Proposal dated November 10, 2021.

**2022 SEASON:**

(Twelve (12) shows + two (2) Saturday shows from June 30, 2022 to September 15, 2022) and six (6) movies.

TOTAL LUMP SUM BID: THIRTY FOUR THOUSAND TWO HUNDRED.  
(written in words)

Dollars U.S. and no cents \$ 34,200.00  
(written in words) (Figures)

PRICE PER SHOW: \$ 2550<sup>00</sup> / 600<sup>00</sup>

SPOTLIGHT - HOURLY RATE: \$ 50.00 /per hour 4 HR min

**2023 SEASON:**

(Twelve (12) shows + two (2) Saturday shows from late June 2023 to mid-September 2023) and six (6) movies.

TOTAL LUMP SUM BID: THIRTY SEVEN THOUSAND SIX HUNDRED  
(written in words)

Dollars U.S. and no cents. \$ 37,620.00  
(written in words) (Figures)

PRICE PER SHOW: \$ 2805<sup>00</sup> / 660<sup>00</sup>

SPOTLIGHT - HOURLY RATE: \$ 55<sup>00</sup> /per hour 4 HR min



**2024 SEASON:**

(Twelve (12) shows + two (2) Saturday shows from late June 2024 to mid-September 2024) and six(6) movies.

TOTAL LUMP SUM BID: Forty one thousand Three Hundred  
(written in words)

Eighty two dollars us. and no cents \$ 41,382.00  
(written in words) (Figures)

PRICE PER SHOW: \$ 3,085.50 / 726.00

SPOTLIGHT – HOURLY RATE: \$ 60.00 /per hour 4-HR min

DATE: DEC 30, 2021

Proposed By:

FIRM NAME TMAU CONSULTING & INTEGRATION

BY Timothy Metzger

TITLE President

PHONE 714-240-7483

Attachments:

- a) Acknowledgment
- b) Certification Form

## ACKNOWLEDGMENT

The undersigned acknowledges:

1. That he understands that under turnkey contract, he is obligated to deliver a completed facility ready for occupancy so that the Owner need no more than "turn the key" and commence operation.
2. That he understands the drawings, maps, and specifications provided by the Owner are for information purposes and that he is responsible to provide architectural and engineering drawings at his own expense.
3. That he has the equipment, technical ability, personnel and facilities to fully perform in accordance with the drawings and specifications.
4. That he has inspected the site and is completely familiar with all conditions affecting the proposed work for which this bid is submitted.
5. That the undersigned hereby certifies that he is licensed as a Contractor by appropriate Governmental authorities, that such licenses are in full force and effect and that any and all subcontractors to be employed on the project are similarly licensed.
6. That he acknowledges the receipt of Addenda \_\_\_\_\_.
7. That, if awarded the contract, he intends to subcontract certain portions of said contract in accordance with the following schedule.

Name of Subcontractor	Location of Office	Portions of Work to be Contracted

**CERTIFICATION**

8. The bidder hereby represents and certifies as follows:

That no officer, agent or employee of the Golden Rain Foundation, Leisure World - Seal Beach, is personally interested, directly or indirectly, in this contract or the compensation to be paid hereunder;

That this bid is made without connection with any person, firm or corporation making a bid for the same work, and is in all respects fair and without collusion or fraud.

We are covered by Workers Compensation Insurance, Policy No. MWCO113896-05

Expiring July 5, 2022 Company Builders Advantage Ins. - Seawen

I (We) certify that on JAN, 2022 License No. Pending Issuance was issued to me (us) by the City of Seal Beach, California and that said license has not been revoked.

Respectfully submitted,

FIRM NAME TMAU Consulting & Int.

BY Timothy Mefyer

TITLE President

Legal Address:

30828 VIA LAKESIDE

LAKE ELSINORE CA 92530 Telephone: 714-240-7483

State whether a sole proprietorship or a partnership and give names and title of individuals composing same. If a corporation, name the State or territory under whose laws it is incorporated.

LAKE ELSINORE, California  
(City)

(Corporate Seal)

**BIDDER INFORMATION AND QUALIFICATION SHEET**

We do require that the contractor and any subcontractors have been actively engaged in the industry for a minimum of three years performing the work required in the Foundation's Request for Proposal.

The following information must be provided for your bid to be considered complete and responsive.

The Bidder hereby certifies that the following information is true and correct. This form must be completely filled out for your bid to be considered responsive and complete.

Bidder's Legal Business Name: TMAU Consulting & Integration Inc

Bidder's Legal Business Address: 30828 VIA LAKESIDE  
LAKE Elsinore CA 92530

Bidder's Business Telephone Number: 714-2407483 Fax Number: —

Type of Firm (Individual, Partnership or Corporation): Corporation

List the names of all members of the firm, or the names and titles of all officers of the corporation:

Timothy Metzger

List the date(s) of any voluntary or involuntary bankruptcy judgment(s) against any principal having an interest in this proposal.

List all current and prior DBAs, aliases, and/or fictitious business names for any principal having an interest in this proposal.

A financial statement or other information and references sufficiently comprehensive to permit an appraisal of your current financial condition may be required by the Owner.



**BIDDER INFORMATION AND QUALIFICATION SHEET (Continued)**State Contractor's License No. and Class 712211 C-7Original Date License Issued 1989 License Expiration Date 09/30/2023

PLEASE INCLUDE A COPY OF THE WALLET SIZE CONTRACTOR'S LICENSE. FOR YOUR FIRM.

Number of years experience as a contractor 40

List at least three projects completed within the last twelve months:

Contract Amount	Class of Work	Completion Date	Name and Address of Owner
46,000-	INTEGRATION A/V	11/20/2021	FARMONT Preparatory Hgk School 2200 Sequoia Anthem Ct
62,800-	LIVE EVENT.	11/19/2021	IN N OUT BURGER/BTV. LIVE EVENTS. Baldun Pk Ct.
44,805	LIVE EVENT	10/10/2021	IN N OUT BURGER/BTV LIVE EVENTS/Baldun Pk Ct.
7,800	LIVE EVENT	10/11/2021	ESPN-W LIVE SAN DIEGO Ct (FOR ESTD NYC)

List the name of the person who inspected the site of the proposed work for your firm:

Timothy Metzger President

**THIS  
PAGE  
INTENTIONALLY  
LEFT  
BLANK**



---

## BOARD ACTION REQUEST

---

**TO:** GRF BOARD OF DIRECTORS  
**FROM:** RECREATION COMMITTEE  
**SUBJECT:** AMEND 70-2504-2, THE LIBRARY FEES  
**DATE:** MARCH 1, 2022  
**CC:** FILE

---

At the March 7, 2022 meeting of the Recreation Committee, the Committee moved to recommend the GRF Board of Directors amend 70-2504-2, The Library Fees.

I move to amend 70-2504-2, The Library Fees updating the Lost or Damaged Material rules and document language as presented, pending a 28-day notification to the members, and a final decision by the GRF Board of Directors on May 24, 2022.



## LIBRARY

### The Library - Fees

#### 1. ~~FINES AND CHARGES~~

~~At the time a library patron borrows materials from the library collection, the patron assumes the responsibility for the care and timely return of the materials.~~

~~1.1 Late books and audio \$.25 per day with a maximum fine of \$10.00.~~

~~1.2 Late media \$.50 per day with a maximum fine of \$10.00.~~

~~1.3 Late Launchpad \$1.00 per day with a maximum fine of \$15.00.~~

~~1.4 Late paperback \$.25 per day with a maximum fine of \$5.00.~~

~~1.5 Late magazines and DMV handbooks \$.25 per day with a maximum fine of \$3.00.~~

#### 2.1. ~~LOST OR DAMAGED MATERIAL~~

~~2.1.1~~ If materials are so damaged as to be judged by the library as being unsuitable for the collection, the patron must pay the current replacement cost. Patron will be allowed to have the damaged materials once payment has been received. Items not returned within 30 days of their due date will be marked as lost and library patron will be billed for their replacements. Patrons may reconcile any material marked as lost by returning the item/items or paying the lost fee.

~~2.2.1.2~~ If material is lost, the patron must pay the current replacement cost. materials are so damaged as to be judged by the library as being unsuitable for the collection, the patron must pay the current replacement cost. Patron will be allowed to keep the damaged materials once payment has been received.

~~1.3~~ All fines and fees shall be collected at the library. The patron will be billed the current replacement cost for any library material marked as lost.

~~1.4~~ All fees shall be collected at the library.

~~2.3.1.5~~ Patrons with material billed on their account shall be prohibited from checking out additional library material until such time as the account is settled in full.

#### 3.2. ~~SERVICES~~

~~3.2.1~~ A photocopy machine is available to patrons who wish to copy materials at the rate of \$.10 per page.

~~3.2.2~~ Faxes sent within the USA at a rate cost of \$1.00 per page. Faxes sent outside



**LIBRARY****The Library - Fees**

the USA at a rate of cost \$3.00 per page. Faxes received at a rate cost of \$.50 per page.

~~3.3~~ **2.3** A printer is available to patrons who wish to print material at the rate of at a cost of \$.10 per page

**Document History**

Adopted: 28 Jan 20

**Keywords:** Fines      Lost Materials      ~~Material~~      Fax      Photocopy  
Printer

**THIS  
PAGE  
INTENTIONALLY  
LEFT  
BLANK**



---

## BOARD ACTION REQUEST

---

**TO:** GRF BOARD OF DIRECTORS  
**FROM:** RECREATION COMMITTEE  
**SUBJECT:** AMEND 70-1468-1, SWIMMING POOL RULES  
**DATE:** MARCH 1, 2022  
**CC:** FILE

---

At the March 7, 2022 meeting of the Recreation Committee, the Committee moved to recommend the GRF Board of Directors amend 70-1468-1, Swimming Pool Rules.

I move to amend 70-1468-1, Swimming Pool Rules updating the rules throughout the documents and updating document language as presented.



**Swimming Aquatic Center Pool Rules**

**1. RULES**

The following rules are to be posted at the ~~pool~~ Aquatic Center (AC) facilities:

**1.1.** The pool and shower facilities are for Aauthorized Residents(ARs) only. GRF Membership card must be shown at every visit. ~~only.~~

**1.2.** No bandages or open wounds/cuts.

**1.3.** No smoking-see policy (70-1412.02-1 Smoking Prohibition).

**1.4.** No animals except for service animals.

~~1.1.~~**1.5.** Appropriate swim wear must be worn.

~~1.2.~~**1.6.** The shower facilities are for pool users using the pool facilities only. Maximum ten (10) minutes.

~~1.3.~~**1.7.** Pool users must shower before entering the swimming pool or hot pool.

~~1.4.~~**1.8.** Pool users must provide their own towel for drying their bodies and/or hair (paper towels may not be used for this purpose).

**1.9.** Flip flops or shower-type shoes must be worn in the shower facilities and locker area.

~~1.5.~~**1.10.** Personal belongings are to be kept in a locker, but overnight storage of personal belongings is prohibited. Personal items may not be left unattended in shower stalls.

~~1.6.~~**1.11.** Coloring hair in any pool facility is prohibited.

~~1.7.~~**1.12.** Only waterproof sunscreen lotion may be applied when using the pool facilitiesAC.

~~1.8.~~**1.13.** Light snacks are permitted in the table area only.

**1.14.** Glassware is not permitted in the pool areaAC.

**1.15.** Swimming caps are required for members with hair longer than chin length.  
~~1.9.~~

~~1.10.~~ Swimming caps are recommended for members with long hair.

~~1.11.~~**1.16.** No Diving allowed.

~~1.12.~~ Pool users must observe hot pool time limit (15 minutes).



**Swimming Aquatic Center Pool Rules**

~~1.13.~~ **1.17.** Running on pool deck is prohibited.

~~1.14.~~ **1.18.** Seats may not be reserved.

~~Personal belongings are to be kept in a locker, but overnight storage of personal belongings is prohibited.~~

**1.19.** No unauthorized photography is allowed in the AC.

~~1.15.~~ No photography is allowed in the pool area.

~~1.16.~~ **1.20.** Approved swim fins are permitted between the hours of 11:00 am to 2:00 pm.

**1.21.** Approved flotation devices are permitted between the hours of 11:00 am to 4:00 pm; and

~~1.17.~~ **1.22.** AC users must observe hot pool time limit (15 minutes). Anyone who has been consuming alcoholic drinks should not use the hot pool.

~~1.18.~~ **1.23.** The pool attendant is in charge of the pool area AC at all times.

**2. POOL AC TEMPERATURES**

In conformity with the recommendations of the Orange County Health Care Agency Medical Director of the Health Care Center on Golden Rain Road, and the requirements of the GRF's liability insurance carrier, the following pool temperatures will be maintained:

**2.1.** Swimming Pool: 82° to 84°

**2.2.** Hot Pool: Not more than 104°

~~Anyone who has been consuming alcoholic drinks should not use the hot pool. Hot pool use is limited to 15 minutes.~~

**3. HOT POOL INFORMATION**

~~When your body, that has a normal temperature of 98.6°, is immersed in water with a temperature of 102°-104°, your body temperature increases and eventually becomes the same temperature as the water. As your body attempts to lower in temperature, the heart rate increases and capillary blood vessels dilate. This causes the blood pressure to drop and may cause fainting when you stand. The blood pressure can drop further as a result of perspiration from the heat.~~



## Swimming Aquatic Center Pool Rules

Be aware that using the hot pool does or can cause the following:

**3.1.** ~~— Increase the workload of your heart.~~

**3.2.** ~~Can cause~~ Causes your blood pressure to drop, which may cause fainting when you stand and injury may occur from the resulting fall.

**3.3.** ~~— Can cause dehydration.~~

People have been hospitalized with hyperthermia after using the hot pool. The Health Care Center on Golden Rain Road makes 4 or 5 emergency calls a year to aid persons who have fainted after using the hot pool.

When using the hot pool, alternate 5 minutes in the hot pool and the regular pool, but spend no more than a total of 15 minutes in the hot pool.

If you are being treated for high blood pressure or heart trouble, you must have your doctor's written permission to use the hot pool.

### **4.3. POOL RULES OF ETIQUETTE. LAP SWIM RULES**

To maintain an atmosphere in which all people feel comfortable, the GRF insists on certain standards of behavior.

**4.1.3.1.** The lap swimming area is designated by the parallel lane lines on the bottom of the pool.

**4.2.3.2.** Lap swimmers must swim parallel ~~between~~ within lanes.

**4.3.3.3.** There are ~~four~~ five swimming lanes available. The first swimmer in each lane has priority.

**4.4.3.4.** If more than ~~four~~ five lap swimmers are present, a second swimmer may share the lane ~~no priority exists~~. Everyone must make room for additional swimmers.

**4.5.** ~~— People wading, exercising, or socializing should remain in the shallow area adjacent to the steps.~~

**3.5.** Backstroke swimming will not be permitted when the pool attendant deems conditions unsafe.



**Swimming Aquatic Center Pool Rules**

**4.6-3.6. People wading, exercising, or socializing should remain in the shallow area adjacent to the steps.**

**Document History**

Adopted:	22 Jul 14	Amended:	13 Apr 17	Amended:	22 May 18
Amended:	23 Jul 19	Amended:	23 Feb 21		

**Keywords:** Pool Rules Etiquette Swimming Recreation

**THIS  
PAGE  
INTENTIONALLY  
LEFT  
BLANK**





---

## BOARD ACTION REQUEST

---

**TO:** GRF BOARD OF DIRECTORS  
**FROM:** RECREATION COMMITTEE  
**SUBJECT:** **FINAL VOTE:** ADOPT 70-5563-1, NEEDLE ART STUDIO  
**DATE:** MARCH 1, 2022  
**CC:** FILE

---

At the January 3, 2022 meeting of the Recreation Committee, the Committee moved to recommend the GRF Board of Directors to adopt 70-5563-1, Needle Art Studio.

At the January 25, 2022 meeting of the GRF Board of Directors, the Board voted to tentatively adopt 70-5563-1, Needle Art Studio, pending a 28-day notice period to Foundation members. The document draft was published in the February 3 edition of the *LW Weekly*. Members were welcomed to submit their comments or questions to the Board Office on this matter. This process is recommended in accordance with Civil Code **§4360**.

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

I move to adopt 70-5563-1 Needle Art Studio Rules as presented.



## RECREATION

### Needle Arts Studio – Rules

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

#### 1. RULES

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

#### 2. SEWING MACHINES

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

#### 3. IRONS

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

## RECREATION

### Needle Arts Studio – Rules



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

### Document History

Adopted: 25 Jan 22

**Keywords:** Sewing Iron

**THIS  
PAGE  
INTENTIONALLY  
LEFT  
BLANK**



---

## BOARD ACTION REQUEST

---

**TO:** GRF BOARD OF DIRECTORS  
**FROM:** RECREATION COMMITTEE  
**SUBJECT:** AMEND POLICY 70-1429.01-1 GOLF COURSE REGULATIONS  
**DATE:** MARCH 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 70-1429.01-1 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 Recreation Department Head (RDH) for approval at least one (1) 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

**THIS  
PAGE  
INTENTIONALLY  
LEFT  
BLANK**





---

## BOARD ACTION REQUEST

---

**TO:** GRF BOARD OF DIRECTORS  
**FROM:** SECURITY BUS AND TRAFFIC COMMITTEE  
**SUBJECT:** REINSTATEMENT OF PARKING TICKETS  
**DATE:** MARCH 22, 2022  
**CC:** FILE

---

At the March 9, 2022 Security, Bus and Traffic Committee meeting, the Committee members voted to recommend the GRF Board of Directors to take parking tickets off hold and revive the Community Rules Violation Panel.

I move to remove the hold on issuing parking tickets and to revive the Community Rules Violation Panel.

**THIS  
PAGE  
INTENTIONALLY  
LEFT  
BLANK**



---

## BOARD ACTION REQUEST

---

**TO:** GRF BOARD OF DIRECTORS  
**FROM:** SECURITY, BUS AND TRAFFIC COMMITTEE  
**SUBJECT:** RESERVE FUNDING REQUEST – GRF VEHICLES – MINIBUSES PURCHASE  
**DATE:** MARCH 1, 2022  
**CC:** FILE

---

There are three 1994 GMC Minibuses (Unit #622, #623 and #625) that have exceeded their useful life and need to be replaced.

At the March 9, 2022 meeting of the Security, Bus & Traffic Committee, the Committee moved to recommend the GRF Board of Directors to purchase two shuttles with wheelchairs lifts and one shuttle without wheelchair lift from AZ Bus Sales Company for a total cost of \$307,100 which includes a \$20,060 contingency from Reserve Funding.

Three companies provided quotes for this project.

- AZ Bus Sales Company - \$287,040
- Creative Bus Sales - \$354,00
- Davey Couch - \$365,955

At the March 21, 2022 Finance Committee meeting, the Committee has determined that the amount of \$307,100 Reserve Funding is available. The Committee placed a temporary hold on these funds pending a Board action to release the funds for this project.

I move to approve the purchase of two shuttles with a wheelchair lift and one shuttle without wheelchair lift from AZ Bus Sales Company in the amount of \$287,040 with a \$20,060 contingency for a total cost not to exceed \$307,100 and authorize the President to sign the needed contracts.



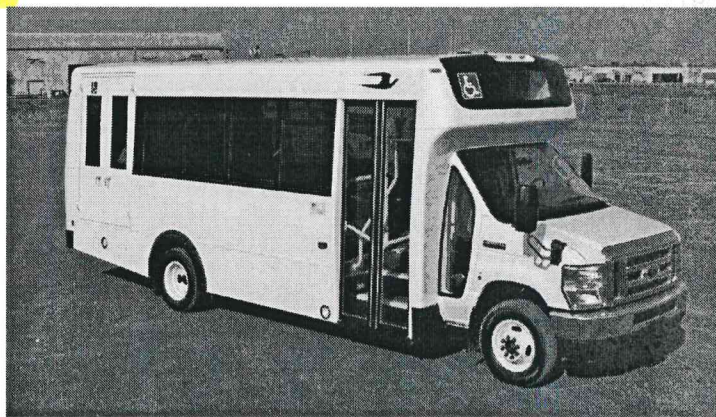
February 24, 2022

Mr. Grant Winford  
Transportation Manager, Leisure World

Dear Grant,

Thank you for the opportunity to provide Leisure World with pricing for ~~(4)~~ New Shuttle Buses. This proposal reflects a 2022/2023 Ford E450 MicroBird G5 w ADA. **Highlights of these units include:**

- ✓ **2022/2023 Ford E450 w MicroBird G5 Body**
- ✓ Upgraded 240AMP Alternator
- ✓ Tilt/Cruise Control
- ✓ Back-Up Alarm
- ✓ Inner Dual-Wheel Valve Extensions
- ✓ Interior Walker Storage
- ✓ Black Rubber Flooring
- ✓ 36" Wide Electric Powered Entrance Door
- ✓ 82,000BTU XL Valeo Rear Air Conditioner w/ Dual Compressors
- ✓ 42,000BTU Rear Heater
- ✓ Mor/Ryde Rear Suspension Upgrade for Superior Ride Quality
- ✓ Running Board, Driver's Side
- ✓ Rosco Exterior Mirrors
- ✓ LH & RH Entrance Grab Rails
- ✓ Ceiling Grab Rails to Meet ADA Requirements
- ✓ Exhaust Routed to Street Side ILO Wheelchair Door Side
- ✓ Freedman Seats – Level 1 Vinyl
- ✓ **Seating Capacity: 10 Passengers Perimeter Style w/ 2 Wheelchair Locations**
- ✓ **(3) Folding Seats on Driver's Side for Total of 13 Passenger When One or No Wheelchairs Present**
- ✓ **Wheelchair Lift 34" Wide**
- ✓ **Tie Downs – 2 Sets – Q'Straint – Slide and Click Type**
- ✓ Rear Flashing Lights When Entry Door Opens, 7 Amber LED
- ✓ External Key Switch for Entry Door
- ✓ Stanchion Pole Every 2 Seats
- ✓ Tint Passenger Windows
- ✓ Stop Request, Pull Cord System Touch Tape at WC Locations, Overhead Sign, Chime, and Dash Indicator
- ✓ 24" x 24" Or Greater, Stainless Steel Walker Storage Rack



**Selling Price:**

2@ \$98,780.00 EACH

Selling price includes pre-delivery inspection, interior/exterior detail cleaning, and installation of safety equipment, and delivery. Applicable taxes, DMV fees are not included. Applicable Ford Rebate Included.





February 24, 2022

Mr. Grant Winford  
Transportation Manager, Leisure World

Dear Grant,

Thank you for the opportunity to provide Leisure World with pricing for (4) New Shuttle Buses. This proposal reflects a 2022/2023 Ford E450 MicroBird G5. **Highlights of these units include:**

- ✓ **2022/2023 Ford E450 w MicroBird G5 Body**
- ✓ Upgraded 240AMP Alternator
- ✓ Tilt/Cruise Control
- ✓ Back-Up Alarm
- ✓ Inner Dual-Wheel Valve Extensions
- ✓ Interior Walker Storage
- ✓ Black Rubber Flooring
- ✓ 36" Wide Electric Powered Entrance Door
- ✓ 82,000BTU XL Valeo Rear Air Conditioner w/ Dual Compressors
- ✓ 42,000BTU Rear Heater
- ✓ Mor/Ryde Rear Suspension Upgrade for Superior Ride Quality
- ✓ Running Board, Driver's Side
- ✓ Rosco Exterior Mirrors
- ✓ LH & RH Entrance Grab Rails
- ✓ Ceiling Grab Rails to Meet ADA Requirements
- ✓ Exhaust Routed to Street Side ILO Wheelchair Door Side
- ✓ Freedman Seats – Level 1 Vinyl
- ✓ **Seating Capacity: 14 Passengers Perimeter**
- ✓ Rear Flashing Lights When Entry Door Opens, 7 Amber LED
- ✓ External Key Switch for Entry Door
- ✓ Stanchion Pole Every 2 Seats
- ✓ Tint Passenger Windows
- ✓ Stop Request, Pull Cord System Touch Tape at WC Locations, Overhead Sign, Chime, and Dash Indicator
- ✓ 24" x 24" Or Greater, Stainless Steel Walker Storage Rack



**Selling Price:**

1@ **\$89,480.00** EACH

Selling price includes pre-delivery inspection, interior/exterior detail cleaning, and installation of safety equipment, and delivery. Applicable taxes, DMV fees are not included. Applicable Ford Rebate Included.

Fiscal Year	2022	2023	2024	2025	2026
<b>Fleet Maintenance</b>					
305 Portable Maint. Equipment	\$0	\$0	\$0	\$0	\$0
319 Overhead Lights on Vehicles	\$0	\$0	\$5,072	\$0	\$0
1405 Bus Stop Signs - Replace	\$0	\$0	\$0	\$0	\$0
1900 Cushmans - Replace	\$0	\$0	\$96,469	\$0	\$0
1902 Forklift - Replace	\$0	\$0	\$0	\$0	\$0
1902 Front Loader/Backhoe - Replace	\$0	\$0	\$0	\$0	\$0
1902 Tractors - Replace	\$0	\$0	\$0	\$67,721	\$0
1903 (2023) Automobiles - Replace	\$0	\$131,250	\$0	\$0	\$0
1903 (2031) Automobiles - Replace	\$0	\$0	\$0	\$0	\$0
1903 Club Carts - Replace	\$0	\$0	\$0	\$0	\$0
1903 Elect Inspector Vehicle - Replace	\$0	\$0	\$0	\$0	\$9,602
1903 Elect Maintenance Vehicle - Replace	\$0	\$0	\$0	\$0	\$17,017
1904 Chevy Trucks (2023) - Replace	\$0	\$58,800	\$0	\$0	\$0
1904 Chevy Trucks (2024) - Replace	\$0	\$0	\$48,510	\$0	\$0
1904 Chevy Trucks (2025) - Replace	\$0	\$0	\$0	\$43,990	\$0
1904 Chevy Trucks (2026) - Replace	\$0	\$0	\$0	\$0	\$47,405
1905 Buses (2022) - Replace	\$270,000	\$0	\$0	\$0	\$0
1905 Mini Buses - Replace	\$0	\$0	\$1,080,450	\$0	\$0
1905 Spirit Freedom Bus - Replace	\$0	\$0	\$132,300	\$0	\$0
1906 Trailer for Backhoe - Replace	\$0	\$0	\$0	\$0	\$0
1906 Trailers - Replace	\$0	\$0	\$0	\$0	\$0
1910 Taylor Dunn	\$10,500	\$0	\$0	\$0	\$0
<b>Revitalization Projects</b>					
370 CH2 Large Interior Lighting - Repl	\$0	\$0	\$0	\$0	\$0
920 CH2 Ballroom Furnishings - Replace	\$0	\$35,700	\$0	\$0	\$0
920 CH2 Lobby Furnishing - Replace	\$0	\$20,475	\$0	\$0	\$0
951 CH2 Bathrooms - Remodel	\$0	\$108,675	\$0	\$0	\$0
1110 CH2 Interior Surfaces - Repaint	\$0	\$30,450	\$0	\$0	\$0
1115 CH2 Stucco - Repaint	\$0	\$11,550	\$0	\$0	\$0
1116 CH2 Wood Surfaces - Repaint	\$0	\$6,458	\$0	\$0	\$0
1121 CH2 Wood Siding - Replace	\$0	\$29,400	\$0	\$0	\$0
Total Expenses	\$3,608,700	\$3,055,290	\$3,169,688	\$4,492,916	\$1,449,187
Ending Reserve Balance	\$9,678,775	\$8,540,485	\$7,527,423	\$5,460,709	\$6,741,001



---

## BOARD ACTION REQUEST

---

**TO:** GRF BOARD OF DIRECTORS  
**FROM:** SECURITY BUS AND TRAFFIC COMMITTEE  
**SUBJECT:** CAPITAL FUNDING REQUEST - LED LIGHTED STOP SIGNS  
**DATE:** MARCH 14, 2022  
**CC:** FILE

---

At the March 9, 2022 Security Bus and Traffic Committee meeting, the Committee duly moved and approved to recommend the GRF Board approve the purchase of twelve solar LED light stop signs, including a 10% contingency for a total cost not to exceed \$19,092 (\$300 discount 10 and over) Capital Funding pending review by the Finance Committee.

Cost for one sign- \$1,745.75

Cost for twelve signs with a \$300 off each sign costing per sign,  $\$1,445.75 = \$17,349$

Add 10% contingency – \$1,743

The installation will be completed in-house by Service Maintenance at the following locations as requested by Security Bus and Traffic Committee:

- Six (6) stop signs at Tam O'Shanter and St Andrews Drive.
- Three (3) stop signs at Interlochen and St Andrews Drive.
- Three (3) stop signs at Oakmont and El Dorado Drive.

At the March 21, 2022 Finance Committee meeting, the Committee has determined that sufficient Capital Funding at cost not to exceed \$19,092 is available.

I move to approve the purchase of twelve solar LED light stop sign for the recommended location in the amount of \$17,349 with a \$1,743 contingency for a total cost not to exceed \$19,092, Capital Funding and authorize the President approve the order.





# Myers and Sons Hi-Way Safety Inc.

**Main Office:**  
 13310 5th Street, Chino Ca 91710  
 Tel (909) 591-1781 Fax (909) 627-0999  
**Escondido Office:**  
 520 W. Grand Ave, Escondido CA 92025  
 Tel (760) 745-2250 Fax (760) 745-2094  
**Sacramento Office:**  
 9510 Jackson Rd. Sacramento Ca 95827  
 Tel (916) 273-1600 Fax (916) 273-1625

## SALES QUOTATION

Original

**Quotation No:** 33686  
**Quotation Date:** 01/21/2022  
**Valid Until:** 02/21/2022  
**Customer No:** C-01-COD  
**P.O. No:**  
**Page No:** Page 1 of 1

BILL TO
Chino - COD

SHIP TO
Will Call Chino CA 91710

TOTAL
\$ 1,745.75

**Sales Employee:** Dave Coutts  
**Contact Name:** COD CHINO  
**Telephone**  
**Terms:** COD

**Ship Via:** Our Truck  
**FOB:**

Item No.	Description	Quantity	Unit Price	Total
105309	TrafficCalm, Flasher Ring, LED, Oct, 36in, Red, SignAlert	1.00	\$ 499.95	\$ 499.95
105290	TrafficCalm, Controller, 20 Watt Basic, SignAlert	1.00	\$ 782.00	\$ 782.00
102738	R1-1, Stop (R1), AEGP, 36x36, .063, White	1.00	\$ 64.50	\$ 64.50
101688	Post, Perforated, 2in Sq, 14 Gauge, 12ft	1.00	\$ 51.94	\$ 51.94
Subtotal				\$ 1,398.39
				0.00
Shipping				\$ 225.00
Tax				\$ 122.36
/ EA Total Order Value				\$ 1,745.75

**Signature** \_\_\_\_\_

**Date** \_\_\_\_\_

**Print Name** \_\_\_\_\_

**Authority to Sign:**

Any individual signing represents and warrants that he/she of legal age and has the authority and power to sign on thier own behalf or on behalf of thier employer

1. This quotation will be honored for 30 days.
2. All custom orders are non-refundable.
3. Sales terms & conditions apply.





---

## BOARD ACTION REQUEST

---

**TO:** GRF BOARD OF DIRECTORS  
**FROM:** SECURITY, BUS AND TRAFFIC COMMITTEE  
**SUBJECT:** AMEND 80-1937-1 PARKING RULES  
**DATE:** MARCH 1, 2022  
**CC:** FILE

---

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

I move to amend 80-1937-1 Parking Rules, clarifying no parking between 11:00 p.m. and 7:00 a.m. in Clubhouse One parking area with the exception to Employee vehicles during their work shift and authorized GRF contractor vehicles 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**

- 2.5.4** Vehicles on a two-way travel roadway must be parked with the passenger side wheels within 18 (eighteen) inches of the curb or sidewalk.
- 2.5.5** Vehicles must be parked completely within the marked boundaries of a parking space, except for commercial or recreational vehicles more than 20 feet in length.
- 2.5.6** No MOTOR VEHICLE may be parked with any portion of the vehicle on a sidewalk.
- 2.5.7** At no time may a motor vehicle be parked with any portion of the vehicle on the grass.
- 2.5.8** Vehicles may be parked for no more than 72 (seventy-two) hours in one location.
- 2.5.9** At no time may a vehicle be parked in a manner that creates a traffic hazard, interferes with other vehicle access, PEDESTRIAN traffic, or access to facilities or equipment.
- 2.5.10** MOTOR VEHICLES shall not park in GOLF CART- or LSV-designated spaces.
- 2.5.11** Pods, moving trailers or similar portable storage units are permitted on TRUST PROPERTY for up to 72 (seventy-two) hours with prior authorization.
- 2.5.12** Trailers not hitched to a vehicle are not permitted to be parked on TRUST PROPERTY.

### **3. PARKING ZONES**

- 3.1.** Red Zone: Vehicles in violation are subject to immediate tow at the VEHICLE owner's expense.
  - 3.1.1.** Fire Hydrant: No person shall park within fifteen (15) feet of a fire hydrant even if the curb is unpainted.
  - 3.1.2.** Fire Lanes: A vehicle may not be left unattended at any time.
  - 3.1.3.** Bus Stops: No person shall park or leave standing any vehicle within thirty (30) feet on bus-stop side of the street to provide for loading and unloading of buses unless otherwise marked.
- 3.2.** Blue Zone (Handicapped): Vehicles must display a valid, government-issued disabled (handicapped) license plate or placard.
- 3.3.** Green Zone: Parking may not exceed twenty (20) minutes.  
EXCEPTION:  
Unlimited time parking in a Green Zone is permitted only when the vehicle is displaying a valid government-issued disabled license plate or placard.
- 3.4.** White Zone: Immediate passenger loading and unloading only.
- 3.5.** Yellow Zone: Vehicle loading and unloading only not to exceed 20 (twenty) minutes.



## **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**

#### **4.5. RECREATIONAL VEHICLES (RV) or VEHICLE USED FOR RECREATION (VUFR)**

- 4.5.1.** The RV or VUFR parked on TRUST PROPERTY MUST display a GRF-issued decal or an entry pass.
- 4.5.2.** The RV or VUFR cannot be parked for more than 72 (seventy-two) hours.
- 4.5.3.** Other activities, such as vehicle maintenance, sleeping, cooking or resting in the RV or VUFR, are not allowed.
- 4.5.4.** The RV or VUFR must be parked with engine and accessory equipment (e.g. exterior lights, air conditioner, audio and video equipment) shut off. The generator may be used while loading or unloading the vehicle and ONLY between the hours of 8:00 a.m. and 8:00 p.m.
- 4.5.5.** The extensions such as slide-outs, tilt-outs, and awnings must remain closed. Steps must not block the sidewalk.
- 4.5.6.** The RV or VUFR shall not be attached to any external power or water supply.
- 4.5.7.** Leveling jacks, if used, must include a base plate sufficient to prevent damage to pavement.
- 4.5.8.** No animals or children shall be left unattended on or within any RV or VUFR at any time.

#### **5. TRUST PROPERTY PARKING AREAS**

##### **5.1. Clubhouse One**

There is no parking between 11 p.m. and 7 a.m. in the following Clubhouse One parking areas:

- 5.1.1.** ~~Parking in the lot near the woodshop is prohibited between 11:00 p.m. and 7:00 a.m.~~
- 5.1.2.** ~~Parking is prohibited between 11:00 p.m. and 7:00 a.m. in the spaces on the west side of the clubhouse (Burning Tree).~~
- 5.1.3.** ~~Parking is permitted up to 72 (seventy-two) hours in the lot across from the clubhouse next to the golf course, except for Employee vehicles during their work shift and authorized GRF contractor vehicles.~~
- 5.1.4.** ~~No RVs are allowed to park overnight near Clubhouse One or in the lot across from the clubhouse, next to the golf course.~~

##### **5.2. Clubhouse Two**

- 5.2.1.** Parking in the lot next to the Woodshop and car wash is prohibited between 11:00 p.m. and 7:00 a.m.
- 5.2.2.** Parking is prohibited between 11:00 p.m. and 7:00 a.m. in the spaces on the east side of the clubhouse (El Dorado).



## **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**



## **SECURITY**

### **Parking – Rules**

- 6.3.** Vehicles may not be repaired and/or major service may not be performed, and fluids may not be changed on any TRUST PROPERTY.
- 6.4.** All vehicles must be washed at the car and RV washing areas behind Clubhouse Two. The vehicle must be owned by the AUTHORIZED RESIDENT and must display a GRF-issued decal.
- 6.5.** Non-RESIDENTS shall not be permitted to wash their vehicles anywhere on TRUST PROPERTY.

### **7. TOWING**

The Security Department has been authorized by the GRF Board of Directors to enforce the traffic rules of this community in compliance with California Vehicle Code Section 22658, which may result in the towing of a vehicle at the vehicle owner's expense.

#### **7.1. MOTOR VEHICLES Subject to Immediate Towing at the VEHICLE Owner's Expense:**

- 7.1.1.** Those in red zones designating fire lanes or fire hydrants;
- 7.1.2.** Those parked in any no-parking zone;
- 7.1.3.** Those parked in handicapped spaces without a proper government-issued placard or state-issued disabled license plates;
- 7.1.4.** Those in properly posted construction zones;
- 7.1.5.** Those blocking entrances, exits and crosswalks, or preventing access to or operation of another motor vehicle.
- 7.1.6.** Those leaking gasoline, oil or any other hazardous fluids; and
- 7.1.7.** Those parked in the space designated for the HCC 24-Hour Nurse.
- 7.1.8.** Any PROHIBITED VEHICLE:
  - 7.1.8.1.** Boats or unattached trailers;
  - 7.1.8.2.** Inoperable vehicles;
  - 7.1.8.3.** Unlicensed and/or off-road vehicles (except golf carts);
  - 7.1.8.4.** Vehicles lacking current state registration;
  - 7.1.8.5.** Aircraft.

#### **7.2. OTHER PARKING VIOLATIONS SUBJECT TO TOWING**

Any vehicle issued a Community Rules Violation notice shall be subject to towing 72 hours after the citation has been posted.

### **Document History**

Adopted: 05 Apr 21

**Keywords:**    Parking            Towing            Oversize            Parking            Trust  
    Vehicles            Zones            Property

(Apr 21)

**GOLDEN RAIN FOUNDATION Seal Beach, California**



## **SECURITY**

### **Parking – Rules**

260