



**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 a 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.



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