



**BOARD OF DIRECTORS MEETING MINUTES
GOLDEN RAIN FOUNDATION
April 26, 2022**

CALL TO ORDER

President Susan Hopewell called the regular monthly meeting of the Board of Directors (BOD) of the Golden Rain Foundation (GRF) to order at 10:00 a.m., on Tuesday, April 26, 2022, in Clubhouse Four and via live stream.

PLEDGE OF ALLEGIANCE

Anna Derby and Carl Kennedy, from Golden Age Foundation led the Pledge of Allegiance.

ROLL CALL

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

Director Pratt was not present

The Director of Finance, Carolyn Miller, Facilities Director, Mark Weaver, Recreation Director, Jesse Cripps and Recording Secretary, Tia Makakaufaki were also present.

Human Resources Director, LeAnn Dillman was present via Zoom.

Seventeen Directors participated with a quorum of the voting majority.

SEAL BEACH COUNCIL MEMBER'S REPORT

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

Onsite Sales: Dawn Januszkas, from Januszka Group, Inc to provided an update on housing market, LWSB Home Sales and Onsite Sales contribution to the LWSB Community.

SHAREHOLDER/MEMBER COMMENTS

In accordance with Policy 5610, Participation by Foundation Members, members may enter a comment period prior to the beginning of business. NOTE: Foundation members are

permitted to make comments before the business of the Board begins. Requests must be registered in advance of the meeting. The Open Meeting Act allows boards of directors to establish reasonable time limits for the open forum and for speakers to address the board. Time limits, per speaker, are limited to:

- 4-minute limit per speaker, when there are no more than 15 speakers

One member offered a comment at the meeting, and three members offered written comments, submitted prior to the meeting.

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

Approval 2022 PayGrade

At the April 7, 2022 executive session meeting of the GRF Administration Committee, Human Resource Director, LeAnn Dillman moved to recommend the GRF Board of Directors to adopt the new 2022 Paygrade as schedule.

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

TO adopt the new 2022 Paygrade schedule, as presented.

Four Directors spoke on the motion.

1.8 Soil Testing and Topographic Survey

It has been requested to conduct soil testing and a topographical survey of the area known as 1.8. Staff estimates the cost of these services to be as follows:

- Topographic Survey - \$10,000
- Soil Testing - \$1,300 for Two Samples.

As the 1.8 Subcommittee continues to interview architects for this area, both the testing and survey are important for this project to proceed.

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

TO authorize staff to proceed with conducting soil testing and a topographical survey of the area known as 1.8 for a cost not to exceed \$11,300 Capital Funding and authorize the President to sign the needed contracts.

Two Directors and the Facilities Director spoke on the motion.

FINANCE COMMITTEE

2021 Excess Income Distribution

At the regular scheduled meeting of the Golden Rain Foundation held on March 22, 2022, the members accepted the 2021 draft audited financial statements of the Golden Rain Foundation, reflecting an excess income of \$1,118,521.

At the April 18, 2022 Finance Committee meeting, the Committee passed a motion to recommend to the GRF Board the distribution of the 2021 excess income as follows:

| | |
|---------------------------|----------------|
| 2021 Excess Income | 1,118,521 |
| To Reserve Fund | (300,000) |
| Remain in operating funds | (600,000) |
| To Mutual Corporations | <u>218,521</u> |

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

TO distribute the 2021 GRF excess income as follows: \$300,000 to the reserve fund; \$600,000 to be kept in its operation fund and \$218,521 to be distributed to the Mutual Corporations on a pro-rata basis.

Four Directors spoke on the motion.

GRF ADMINISTRATION COMMITTEE

Approval - Appoint 2022 Inspector of Election

Policy 30-5025-3 GRF Election Procedures, the GRF Administration Committee of the GRF Board of Directors will recommend that the Board appoint the election services company as its Inspector of Elections.

At its meeting in January 2021, the GRF Board unanimously awarded a contract to Accurate Voting Services to perform the general election services for the GRF and Mutual corporations for years 2021, 2022, and 2023.

At the April 7, 2022 GRF Administration Committee meeting, the Committee unanimously moved to recommend the GRF Board of Directors confirm the appointment of Accurate Vote Services, as the Inspectors of Election for the 2022 election.

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

TO confirm Accurate Voting Services, as the Inspectors of Election,
for the elections, as set forth in 30-5025-3 Election Procedures.

One Director spoke on the motion.

TENTATIVE VOTE: Amend 30-5093-1, Authorized Resident Rules of Conduct

At the April 7, 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.

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

TO amend 30-5093-1, Authorized Resident Rules of Conduct,
updating Rules of Conduct, under Behaviors such as the following are
prohibited, Theft of any Trust Property and Egregious behavior of any
kind, as presented. Pending a 28-day notification to the members,
and a final decision by the GRF Board of Directors on July 26, 2022.

Two Directors spoke on the motion.

Amend 30-5024-1, Committee Structure

At the April 7, 2022 meeting of the GRF Administration Committee, the Committee moved to recommend the GRF Board of Directors amend 30-5024-1, Committee Structure

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

TO amend 30-5024-1, Committee Structure, updating document language as amended.

Five Directors spoke on the motion.

Director Friedman left the meeting at 11:05 a.m.

MUTUAL ADMINISTRATION COMMITTEE

Amend Policy 50-1672-4, Property & Liability Insurance Information

At the April 11, 2022 meeting of the Mutual Administration Committee, the Committee moved to recommend the GRF Board of Directors amend policy 50-1672-4, Property & Liability Insurance Information

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

TO amend 50-1672-4, Property & Liability Insurance Information, approving the suggested changes by the GRF Legal Counsel, as amended.

One Director spoke on the motion.

PHYSICAL PROPERTY COMMITTEE

Reserve Funding Request - Clubhouse Two Renovation

It has been requested by the Recreation Committee to obtain costs to refurbish the lobby and paint the interior at Clubhouse Two. The general specifications are as follows:

- Replace windows at gable end black glass
- Paint the entire interior (ADRC standards)
- Replace lighting in lobby and Main Hall

The Physical Property Department sent out a Request for Proposal (RFP) for these items and reviewed costs from six different contractors at the April 6, 2022 Physical Property Committee meeting. The committee moved to recommend the Board award contracts to:

- Custom Glass-Replace windows at gable end black \$15,865
- Hutton Painting-Paint the entire interior (ADRC standards) \$28,000

- MJ Jurado- replace lighting in the lobby and main hall \$34,500

The committee also recommended the purchase of nineteen (19) light fixtures (ADRC approved) for a cost of \$39,978 and add a 10% contingency to the project for a cost not to exceed \$130,177 after review by the Finance Committee.

At its April 18, 2022 Finance Committee meeting, the Committee determined that sufficient Reserve Funding in the amount of \$130,177 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 contracts for Clubhouse Two Renovation to Custom Glass-
Replace windows at gable end black glass \$15,865, Hutton Painting-
Paint the entire interior (ADRC standards) \$28,000, MJ Jurado -
Replace lighting in lobby and Main Hall \$34,500 and the purchase of
nineteen (19) light fixtures (ADRC approved) for a cost of \$39,978
and add a 10% contingency to the project for a cost not to exceed
\$130,177 Reserve Funding and authorize the President sign the
contracts.

Two Directors spoke on the motion.

Capital Funding Request – Storm Drain Screens Project

The City of Seal Beach and Orange County Transportation Authority has made an available grant designed to mitigate pollution entering the waterways through the community storm drains. There are a total of 157 storm drains that qualifies, and some may require inlets and/or grates. The total construction cost is estimated to be \$576,000, where a 20% minimum match will be required from Golden Rain Foundation at a cost of \$115,200.

If the grant is successful, it is requested by the city, that Golden Rain Foundation provide a commitment letter to the City of Seal Beach and Orange County Transportation Authority indicating that Golden Rain Foundation will commit to the 20% match.

At the April 6, 2022 Physical Property Committee meeting, the Committee reviewed the project, cost sharing with the City of Seal Beach and Orange County Transportation

Authority and the need to comply with State requirements. The Committee unanimously moved to recommend the Board to approve this project.

April 18, 2022 Finance Committee meeting, the Committee determined that sufficient Capital Funding in the amount of \$115,200 are available. The Committee placed a temporary hold on these funds pending a Board action to release the funds for this project

Note: Letter received April 20, 2022 indicates that the official proposed **20% cost is now \$99,000** (\$115,200 was an estimated cost for the GRF portion)

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

TO approve up to \$99,000 Capital Funding to install storm drain screens throughout the Community and to authorize the President to sign the commitment letter to the City of Seal Beach and Orange County Transportation Authority indicating that Golden Rain Foundation. Match of 20% is contingent upon City of Seal Beach grant request been successful.

Eight Directors and the Facilities Director spoke on the motion.

Director Friedman rejoined the meeting via Zoom at 11:15 a.m.

RECREATION COMMITTEE

Reserve Funding Request – Clubhouse One Picnic Tables

At the April 4, 2022 Recreation Committee meeting, the Committee moved and approved to recommend to the GRF Board of Directors, approval for refurbishment of the picnic tables at Clubhouse One at a cost not to exceed \$ 3,014, Reserve Funding.

Seating Component Manufacturing Inc. provided a total cost of \$3,013.46 to provide parts to replace twenty seats and one tabletop at Clubhouse One picnic area.

At the April 18, 2022 Finance Committee meeting, the Committee has determined that the amount of \$3,014, Reserve Funding is available.

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

TO approve the purchase of replacement seats and tabletop from Seating Component Manufacturing Inc, for a cost of \$3,014, Reserve funding.

No one spoke on the motion.

Tentative Vote: Adopt Policy 70-1487-1B Recreational Vehicle Lot (RVL) - Rules and Regulations

At the April 4, 2022 meeting of the Recreation Committee, the Committee duly moved and recommended to the GRF Board of Directors to adopt policy 70-1487-1B, Recreational Vehicle Lot (RVL) - Rules and Regulations.

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

TO adopt 70-1487-1B, Recreational Vehicle Lot (RVL) - Rules and Regulations as presented, pending a 28-day notification to the members, and a final decision by the GRF Board of Directors on July 26, 2022.

No one spoke on the motion.

Tentative Vote: Amend Policy 70-1487-2, Recreational Vehicle Lot (RVL)- Schedule of Fees and Monetary Fines

At the April 4, 2022 meeting of the Recreation Committee, the Committee moved to recommend to the GRF Board of Directors to amend policy 70-1487-2, Recreational Vehicle Lot (RVL)- Schedule of Fees and Monetary Fines, as presented.

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

TO amend policy 70-1487-2, Recreational Vehicle Lot (RVL)- Schedule of Fees and Monetary Fines, updating Fee and document language as presented, pending a 28-day notification to the members, and a final decision by the GRF Board of Directors on July 26, 2022.

Ten Directors spoke on the motion.

The motion passed with two recusals votes (Directors Mandeville and Melody).

Amend Policy 70-1487.02-1, Recreational Vehicle Lot (RVL) Vehicle Maintenance

At the April 4, 2022 meeting of the Recreation Committee, the Committee moved to recommended to the GRF Board of Directors to amend policy 70-1487.02-1, Recreational Vehicle Lot (RVL)- Vehicle Maintenance, as presented.

Mrs. Damoci MOVED, seconded by Mrs. Ableser present –

TO amend policy 70-1487.02-1, Recreational Vehicle Lot (RVL)-

Vehicle Maintenance, adding a new rule under Safety Issue Items:

Please check with the Recreation Department Head for any additional

safety issues not listed, as presented.

No Director spoke on this motion.

The motion passed with two recusal votes (Directors Mandeville and Melody).

Amend Policy 40-1487-6, RV Lot Lease Agreement

At the April 4, 2022 meeting of the Recreation Committee, the Committee moved to recommended to the GRF Board of Directors to amend policy 740-1487-6, Recreation Vehicle Lot Lease Agreement, as presented.

Mrs. Damoci MOVED, seconded by Mr. Slutsky present –

TO amend policy 40-1487-6, Recreation Vehicle Lot Lease

Agreement, updating document language as presented.

Two Directors spoke on the motion.

The motion passed with two recusal votes (Directors Mandeville and Melody).

Capital Funding Request – GRF Electric Vehicles

At the April 13, 2022 meeting of the Security, Bus & Traffic Committee, the Committee moved to recommend the GRF Board of Directors to purchase three 2022 model-year Club Car Carryall 510 LSV electric utility vehicles, in the amount of \$65,000, including a \$3,000

contingency, from Long Beach Electric Car Sales after review by the Finance Committee for funding.

At the April 18, 2022 Finance Committee meeting, the Committee has determined that the amount of \$65,000 Capital Funding is available. The Committee placed a temporary hold on these funds pending a Board action to release the funds for this project.

Mr. Massetti MOVED, seconded by Mr. Mandeville present –

TO approve the purchase of purchase three 2022 model-year Club
Car Carryall 510 LSV electric utility vehicles, in the amount of
\$65,000, including a \$3,000 contingency from Capital Funding and
to authorize the President to sign the needed contracts.

Two Directors and the Fleet Manager spoke on the motion.

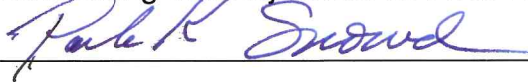
The motion passed with one no vote (Director Perrotti).

BOARD MEMBER COMMENTS

Four Directors offered a comment.

ADJOURNMENT

The meeting was adjourned at 11:55 A.M.

A handwritten signature in blue ink, reading "Paula K. Snowden", is written over a horizontal line.

Paula Snowden, Corporate Secretary
Golden Rain Foundation
TM 4-26-22