



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

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## **BOARD OF DIRECTORS**

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### **Agenda**

Tuesday, April 26, 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.1-4)**
- 6. Consent Calendar (pp.5-6)**
  - Committee/Board meetings for the Month of March 2022
    - Minutes of the Physical Property Committee Meeting of March 2, 2022
    - Minutes of the GRF Administration Committee Meeting of March 3, 2022
    - Minutes of the Recreation Committee Meeting of March 7, 2022
    - Minutes of the Communication/IT Committee Meeting of March 10, 2022
  - GRF Board of Directors Minutes March 22, 2022 (**pp.7-22**)
  - GRF Board Report, dated April 26, 2022 (**23-32**)
  - Acceptance of the Reserve Funds Investment Purchase (**pp.33-34**)
  - Acceptance of the Interim Financial Statements, March 2022 (**pp.35-42**)
- 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. Approval 2022 PayGrade – **(Ms. Hopewell – pp. 43-50)**
  - ii. Soil Sample and Topographic Survey – **(Mr. Massetti – pp.51-52)**
- b. Finance Committee
  - i. Approval Distribution of Excess Income – **(Ms. Isom – pp.53-54)**
- c. GRF Administration Committee
  - i. Approval – Appoint 2022 Inspector of Election – **(Ms. Gerber – pp.55-64)**
  - ii. **TENTATIVE VOTE:** Amend Policy 30-5093-1, Authorized Resident Rules of Conduct – **(Mrs. Perrotti – pp.65-68)**
  - iii. Amend Policy 30-5024-1, Committee Structure – **(Mrs. Snowden – pp.69-72)**
- d. Mutual Administration Committee
  - i. Amend Policy 50-1672-4, Property & Liability Insurance Information – **(Mr. Mandeville – pp.73-76)**
- e. Physical Property Committee
  - i. Reserve Funding Request – Clubhouse Two Renovation – **(Mrs. Damoci – pp.77-84)**
  - ii. Capital Funding Request – Storm Drains Screens Project Resurrection – **(Mr. Friedman – pp.85-130)**
- f. Recreation Committee
  - i. Reserve Funding Request – Clubhouse One – Picnic Tables – **Mrs. Perrotti – pp.131-132)**
  - ii. **TENTATIVE VOTE:** Adopt Policy 70-1487-1B, Recreational Vehicle Lot (RVL) - Rules and Regulations – **(Mr. Geffner – pp.133-140)**
  - iii. **TENTATIVE VOTE:** Amend Policy 70-1487-2, Recreational Vehicle Lot (RVL)- Schedule of Fees and Monetary Fines – **(Ms. Snowden – pp.141-144)**
  - iv. Amend Policy 70-1487.02-1, Recreational Vehicle Lot (RVL)- Vehicle Maintenance – **(Mr. Melody – pp.145-146)**
  - v. Amend Policy 40-1487-6, RV Lot Lease Agreement – **(Mrs. Damoci – pp.147-158)**
- g. Security Bus & Traffic
  - i. Capital Funding Request – GRF Electric Vehicle – **(Mr. Massetti – pp.159-162)**

## **9. Board Member Comments**

## **10. Next Meeting**

Tuesday, May 24, 2022 in Clubhouse Four/Virtual

## **11. Adjournment**

**From:** [Susan Hopewell](#)  
**To:** [Tia Makakaufaki](#)  
**Cc:** [Marsha Gerber](#); [Susan Hopewell](#)  
**Subject:** Fwd: Tee box fiasco. April Board agenda correspondence  
**Date:** Thursday, April 14, 2022 8:57:17 AM

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Susan Hopewell  
GRF President

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**From:** Linda Herman  
**Sent:** Thursday, April 14, 2022 7:49:17 AM  
**To:**  
**Subject:** Tee box fiasco

Attached is a pic of a tee box back in March 2021. Today the tee boxes are much improved. They are green with grass. I don't know what kind of grass however. Is it the sod we paid for? Regardless the controversy has been solved. How was it solved? As suggested by many golfers the tee boxes were aerated and over seeded back in fall of 2021. This should have been done in 2020 but it was not done. I have no idea why.

The point of this email is to remind you that this situation could have been avoided by properly taking care of the golf course. All shareholders heard for several months was "the golfers are not using tees". That rhetoric was completely false!! The true problem was lack of oversight by staff. I say again the true problem was lack of oversight by staff.

Let this be a lesson to thoroughly exam a problem before blaming shareholders. Directors should take responsibility for this fiasco as well as staff. Hopefully this is a learning experience for all. More fiascos await, pool, mini farms, gate entry, card reader system, wood shop remodel, clubhouse 6 air conditioning, fitness center remodel,(you can't be thinking of moving the gym to the first floor) etc. We cannot endure more wasted money. Are directors and staff in over their heads?

Pondering  
Linda Herman

[Sent from Yahoo Mail for iPhone](#)





## President GRF

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**From:** Russ Black Thursday, April 14, 2022 3:25 PM  
**Sent:** Broken doors CH2 game room and pool room  
**Subject:**

Some that have been Bcc'd have been to show the lack of communication and how GRF throws money away.

Dear Smart person, (finger crossed)

How long does it take to repair the 2 outside doors that are broken and don't close in CH2 poolroom and game room?  
Both outside doors won't close, It's been reported for the past 2 months numerous times. A/C lost = money lost. Not to mention the BLINDING SUN PROBLEM going on for over 1 year!

Just a couple examples of the lack of communication here in LW.

DO US SHAREHOLDERS A FAVOR, Please completely finish CLUBHOUSE 2 Pool and Game room before juggling another unfinished project.

Please stop wasting shareholder money.

Russ Black  
Money Donor

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

- Minutes of the Physical Property Committee Meeting of March 2, 2022
- Minutes of the GRF Administration Committee Meeting of March 3, 2022
- Minutes of the Recreation Committee Meeting of March 7, 2022
- Minutes of the Communication/IT Committee Meeting of March 10, 2022

Using a consent calendar format, the GRF Board of Directors is requested to approve these Committee Board meeting minutes in one motion.

These Committee Board meeting minutes will be available on the Leisure World's website for view after approval. If you would like a hard copy of the minutes, contact the Executive Coordinator at x303.

Thank you.

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**BOARD OF DIRECTORS MEETING MINUTES  
GOLDEN RAIN FOUNDATION  
March 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 10:00 a.m., on Tuesday, March 22, 2022, in Clubhouse Four and via live stream.

**PLEDGE OF ALLEGIANCE**

Recreation Director, Jesse Cripps 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 and Massetti were present.

Director Isom was present via zoom.

Director Mandeville (joined at 12:58 p.m.) and Friedman were not present.

16 Directors participated with a quorum of the voting majority.

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

Human Resources Director, LeAnn Dillman (joined at 10:30 a.m.) and Mutual Administration Director, Jodi Hopkins and Kevin Black were also present via Zoom.

**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

**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

Four members offered comments at the meeting, and three members offered written comments, submitted prior to the meeting.

### **CONSENT AGENDA**

The consent agenda included 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 • Minutes of the GRF Board Meeting of February 22, 2022 • GRF Board Report date March 22, 2022 • GRF Board Report dated February 22, 2002 • The acceptance of the Interim Financial Statement, February 2022 •

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.

### **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 March 18, 2022, Executive Session of the GRF Board of Directors discussed the need for left turn signals at Golden Rain Road and St. Andrews.

On March 18, 2022, the Board was advised that our insurance carrier settled a lawsuit involving a driver turning left and hitting shareholder crossing the street on a scooter for \$1 million dollars. The driver was cited by the SBPD and the driver's insurance company settling with the victim for \$1.5 million dollars. The GRF insurance company felt if the case against GRF went to a jury the verdict range would be \$1m to 3.5 million. They cited negative jury reaction to the intersection not having left turn signals despite it not being a requirement in our CAMTUCD certification report and that the jury would "punish" a large corporation with a large verdict.

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

TO amend today's agenda of March 22, 2022 by adding "To approve the request for Physical Properties to install left hand turn signals at Golden Rain Road and Saint Andrews Road to be placed on the Physical Properties agenda for costs and contract" to New Business item v.

No Directors spoke on this motion.

## **NEW BUSINESS**

### **GENERAL**

## **General – Change of Date - 5% Increase Economic Adjustment**

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.

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

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.

One Director spoke on the motion.

## **GRF Meetings Face Mask Requirements**

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.

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

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

Six Directors and Director of Human Resource spoke on the motion.

The motion failed with nine no votes (Gambol, Pratt, Snowden, Ableser, Slutsky, Dodero, Levine, Damoci 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.

Twelve Directors and Human Resource Director spoke on the motion.

The motion failed with nine no votes (Gambol, Pratt, Snowden, Ableser, Slutsky, Dodero, Levine, Damoci and Melody).

Mrs. Ableser MOVED, seconded by Ms. Levine present –

TO strongly recommend that a face mask be properly worn in all meetings where GRF staff in physical attendance.

The motion passed with six no votes (Gambol, Pratt, Thompson, Slutsky, Dodero and Melody).

Mr. Geffner MOVED, seconded by Ms. Levine present –

TO strongly recommend that a face mask be properly worn in Trust property business building.

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

### **Operating Funding Request – Spam Filter Licensing**

On January 27th, 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.

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

TO ratify the proposed software licenses for a total of \$4,418 from the Operating Funds.

Two Directors spoke on this motion.

**Reserve Funding – Emergency Service - Sewer Line Repair El Dorado Road**

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

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

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.

Six Directors spoke on this motion.

**Emergency Item - Request for Physical Properties to install left hand turn signals at Golden Rain Road and Saint Andrews Road**

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

TO approve the request for Physical Properties to install left hand turn signals at Golden Rain Road and St. Andrews Road to be placed on the Physical Properties agenda for costs and contract.

No Director spoke on this motion.

**FINANCE COMMITTEE**

**Acceptance of the Final Draft 2021 Audited Financial Statements**

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.

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

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.

Two Directors and Director of Finance spoke on the motion.

**TENTATIVE VOTE: Amend 40-5061-2, Fees**

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.

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

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.

Eight Directors spoke on the motion.

**GRF ADMINISTRATION COMMITTEE**

**Amend 50-3182-1 Member/Owner Renter/Lessee – Rules**

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.

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

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.

Seven Directors and Recreation Manager, Thomas Fileto spoke on the motion.

The motion failed and will be sent back to Mutual Administration Committee for further review.

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

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.

Ms. Gerber 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, 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.

Eight Director spoke on the motion.

The President called for a 15-minute break at 11:48 a.m.

Meeting was called back to order at 12:10 p.m.

**Amend 30-5024-1, Committee Structure**

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.

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

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



Three Directors spoke on the motion.

## **PHYSICAL PROPERTY COMMITTEE**

### **Reverse/Capital Funding Request - Woodshop Improvements in Clubhouse One**

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.

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

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.

Twelve Directors and the Facilities Director spoke on the motion.

### **Capital Funding Request - Electrical Engineer- Clubhouse One**

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.

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

TO approve the amount not to exceed \$10,000, Capital Funding 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.

Five Directors and the Facilities Director spoke on the motion.

### **Capital Funding Request - Clubhouse Six- Door Openers**

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.

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

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

No one spoke on the motion.

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

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.

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

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.

No one spoke on the motion.

## **RECREATION COMMITTEE**

### **Golf Ball Removal – Turtle Lake at GRF Golf Course**

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.

### **Reserve Funding Request – Clubhouse Three Ice Machine Replacement**

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.

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

TO approve the purchase of a new ice machine from Norm's  
Refrigeration and 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.

Two Directors and Facilities Director spoke on this motion.

### **Approval – Amphitheater Sound and Lighting Contract**

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
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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.

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

TO approve 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.

Twelve Directors and Recreation Director spoke on the motion.

Director Mandeville joined the meeting at 12:58 p.m.

Director Dodero left the meeting at 1:03 p.m.

#### **Amend 70-2504-2, The Library Fees**

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.

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

TO amend 70-2504-2, The Library Fees updating to eliminate late  
fines, 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.

Four Directors spoke on the motion.

#### **Amend 70-1468-1, Swimming Pool Rules**

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.

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

TO amend 70-1468-1, Swimming Pool Rules updating the rules throughout the documents and updating document language as presented. Nine Directors and the Mutual Administration Director spoke on this motion.

One Director and Facilities Director spoke on the motion.

The motion passed with one no vote (Gambol).

### **FINAL VOTE: Adopt 70-5563-1, Needle Art Studio**

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.

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

TO adopt 70-5563-1 Needle Art Studio Rules as presented.

No one spoke on the motion.

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

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.

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

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

No one spoke on the motion.

## **SECURITY BUS AND TRAFFIC COMMITTEE**

### **Reinstatement of Parking Tickets**

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.

### **Reserve Funding Request – GRF Vehicles – Minibuses Purchase**

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.

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

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.

Nine Directors and Fleet Manager spoke on the motion.

### **Capital Funding Request - Led Lighted Stop Signs**

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.

The motion changed to fourteen solar LED lighted stop signs.

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

TO approve the purchase of fourteen solar LED lighted stop sign for the recommended location in the amount of \$20,240.50 with a \$2,024 contingency for a total cost not to exceed \$22,264.50, Capital Funding and authorize the President approve the order.

No one spoke on the motion.

### **TENTATIVE VOTE: Amend 80-1937-1 Parking Rules**

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.

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

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, pending a 28-day notification to the members, and a final decision by the GRF Board of Directors on May 24, 2022.

Eight Directors spoke on the motion.

The motion passed with five no votes (Directors Perrotti, Gambol, Snowden, Ableser and Hopewell).

**BOARD MEMBER COMMENTS**

No Directors offered a comment.

**ADJOURNMENT**

The meeting was adjourned at 2:15 P.M.

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Paula Snowden, Corporate Secretary  
Golden Rain Foundation  
TM 3-22-22

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



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**April 26, 2022**



## **BOARD NEWSLETTER**

Approved Consent Agenda

MOVED and approved the consent agenda that includes • 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 • GRF Board Report, dated March 22, 2022 • GRF Board Report, dated February 22, 2022 • The acceptance of the Interim Financial Statements, February 2022, for Audit.

Emergency Addition to Agenda

MOVED to amend today's agenda of March 22, 2022 by adding "To approve the request for Physical Properties to install left hand turn signals at Golden Rain Road and Saint Andrews Road to be placed on the Physical Properties agenda for costs and contract" to New Business item v.

General – Change of Date - 5% Increase Economic Adjustment

MOVED 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.

General – Face Mask Requirement at Trust Property and Meetings

FAILED TO MOVE to continue the requirement that a face mask be properly worn in all Trust property business buildings

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

MOVED to strongly recommend that a face mask be properly worn in all meeting where GRF staff is physical attendance.

MOVED to strongly recommend that a face mask be properly worn in Trust Property business building.

General - Operating Funding Request – Spam Filter Licensing

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

General - Reserve Funding Request – Emergency Service - Sewer Line Repair El Dorado Road

MOVED 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.

General –Emergency Item - Request for Physical Properties to install left hand turn signals at Golden Rain Road and Saint Andrews Road

MOVED to approve the request for Physical Properties to install left hand turn signals at Golden Rain Road and St. Andrews Road to be placed on the Physical Properties agenda for costs and contract.

Finance Committee - Acceptance of the Final Draft 2021 Audited Financial Statements  
MOVED 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.

Finance Committee - TENTATIVE VOTE: Amend 40-5061-2, Fees  
MOVED 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.

GRF Administration Committee - Amend 50-3182-1 Member/Owner Renter/Lessee – Rules  
FAILED TO 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 Administration Committee - TENTATIVE VOTE: Amend 30-5093-1, Authorized Resident Rules of Conduct

MOVED 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.

GRF Administration Committee - Amend 30-5024-1, Committee Structure

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

Physical Property Committee - Reserve/Capital Funding Request – Woodshop Improvement in Clubhouse One

MOVED 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.

Physical Property Committee - Capital Funding Request - Electrical Engineer- Clubhouse One

MOVED to approve the amount not to exceed \$10,000, Capital Funding 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.

Physical Property Committee – Capital Funding Request – Clubhouse Six Door Openers

MOVED to approve the contract to Axxess Door for the installation of easy access single automatic door operators for the four restrooms in Clubhouse Six for an amount not to exceed \$11,822, Capital Funding and authorize the President sign the contract.

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

MOVED 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.

Recreation Committee - Reserve Funding – Aquatic Center Furniture

REMOVED FROM THE AGENDA ON MARCH 16, 2022

Recreation Committee – Approval – Golf Ball Removal – Turtle Lake at GRF Gold Course  
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 - Reserve Funding Request – Clubhouse Three Ice Machine Replacement

MOVED to approve the purchase of a new ice machine from Norm's Refrigeration and 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.

Recreation Committee - Approval – Amphitheater Sound and Lighting Contract

MOVED 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.

Recreation Committee - TENTATIVE VOTE: Amend – 70-2504-2, The Library Fees

MOVED to amend 70-2504-2, The Library Fees updating to eliminate late fines, 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.

Recreation Committee - Amend – 70-1468-1, Swimming Pool Rules

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

Recreation Committee - FINAL VOTE: Adopt 70-5563-1, Needle Art Studio

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

Recreation Committee - Amend Policy 70-1429.01-1 Golf Course Regulations

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

Security, Bus & Traffic Committee - Approval – Reinstatement of Parking Tickets

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 - Reserve Funding Request – GRF Vehicles – Minibuses Purchase

MOVED 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.

Security, Bus & Traffic Committee - Capital Funding Request - LED Lighted Stop Signs

MOVED to approve the purchase of fourteen solar LED lighted stop sign for the recommended location in the amount of \$20,240.50 with a \$2,024 contingency for a total cost not to exceed \$22,264.50, Capital Funding and authorize the President approve the order



Security, Bus & Traffic Committee - TENTATIVE VOTE: Amend 80-1937-1 Parking Rules

MOVED 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, pending a 28-day notification to the members, and a final decision by the GRF Board of Directors on May 24, 2022.

**Recap of GRF Committees' Activity**

**April 2022**

**April 4, 2022, Recreation Committee**

- CONCURRED the Recreation Director discussed the agenda topic Arts Studio and informed everyone that the shareholder's issues had been resolved.
- CONCURRED by the Recreation Manager discussed the agenda topic Use of Storage in Clubhouse Two and informed everyone that the shareholder's issue had been resolved.
- MOVED by the Committee to allow the picnic adjacent to Clubhouse One and Clubhouse Two correspondence to be open year-round by reservation only.
- CONCURRED by the Committee to have the Building Inspector and Recreation Manager investigate the Fencing and Backboard request and provide the information at the next scheduled meeting.
- CONCURRED by the Committee to forward the agenda topic, Loop System for Room Seven, to the Physical Property Committee and investigate Room Eight for a future remodel.
- CONCURRED by the Committee to forward the agenda topic, Adding Electrical Outlets to the Pit Stop Facility to Physical Property Committee.
- MOVED and recommended the GRF Board approve the Contract for Top-of-the-Line Golf Balls and authorize the President to sign the contract.
- MOVED and approved by the Committee to add a plaque once the Pool Shade Structure is installed.
- MOVED and approved by the Committee to replace the Bulletin Board at the RV Lot area.
- MOVED and recommended the GRF Board adopt policy 70-1487-1B Recreational Vehicle Lot (RVL)- Rules and Regulations.
- MOVED and recommended the GRF Board rescind policy 70-1487-1 Recreational Vehicle Lot (RVL)- Rules and Regulations.
- MOVED and recommended the GRF Board amend policy 40-1487-6 RV Lot Lease Agreement.
- CONCURRED by the Committee to review Policy 70-1487-2, Recreational Vehicle Lot – Schedule of fees and Monetary Fines at a work study and schedule a special Recreation meeting.
- MOVED and recommended the GRF Board amend policy 70-1487.02-1 Recreational Vehicle Lot (RVL)- Vehicle Maintenance.

#### **April 6, 2022, Physical Properties Committee**

- CONNCURRED the Facilities Director provided an update on the Pool-Update and plastering of the pool should be take place at the end of April.
- CONCURRED by the Committee to have the Facilities Director present more information about Adding Electrical Outlets to the Pit Stop Facility at the next scheduled meeting.
- CONCURRED by the Committee to have the Facilities Director present more information about Speed Cushions at the next scheduled meeting.
- MOVED and recommended the GRF Board award contracts to Custom Glass-Replace windows at gable end black for \$15,865, Hutton Painting-Paint the entire interior (ADRC standards) for \$28,000, MJ Jurado- Replace lighting in the lobby and main hall for \$34,500 (19) light fixtures (ADRC standards GRF supplied) \$39,978 for a total cost of \$130,177, Reserve Funding, and including a 10% contingency, pending review by the Finance Committee.
- MOVED and recommended the GRF Board of Directors approve up to \$115,200, Capital Funding to install storm drain screens throughout the Community and provide a commitment letter to the City and OCTA indicating that GRF will commit to the 20% match if the grant is successful.
- CONCURRED by the Committee to have Facilities Director present more information about CalMet Trash Contract Bid at the next scheduled meet.
- CONCURRED by the Committee to have Facilities Director present more information about Trust Street Repairs at the next scheduled meet.
- CONCURRED by the Committee to have Facilities Director present more information about Northgate Traffic Flow at the next scheduled meet.
- CONCURRED by the Committee to request the President to have the Board members supply a list of areas of concerns and to have Physical Properties Department request Urban Crossroads to review the areas.
- CONCURRED by the Committee to table the Alternative Sources of Energy Sub-Committee until the July meeting.
- CONCURRED the Facilities Director provided an update concerning replacement of signal that he had reached out to Urban Crossroads and KOA to request an analysis of the area and would bring back the additional information to the next scheduled meeting
- CONCURRED by the Committee to have the Families Director add sewers to the Reserve Study at Golden Rain and Saint Andrews Drive.

#### **April 7, 2022, GRF Administration Committee**

- CONCURRED by the Committee to schedule in the next two weeks a work study to discuss the planning for the July Training session.
- CONCURRED by the Sub-Committee to bring back a report next month on their progress of updating the Glossary of Terms.
- CONCURRED by the Committee to bring back the Election Voting by Acclamation to the next scheduled meeting.
- MOVED to recommend the GRF Board to appoint Accurate Voting Services as the Inspectors of Election for the 2022 GRF Board of Directors elections, as set forth in 30-5025-3, Election Procedures.
- MOVED to reward all GRF Employees lunch recognizing their hard work with lowering accident rate, not to exceed \$2,500.
- CONCURRED by the Committee to bring back 50-3182-1, Member/ Owner Renter/Lessee – Rules to the next scheduled meeting.

- 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.

#### **April 11, 2022, Mutual Administration Committee**

- MOVED and recommended by the Committee to approve the 2022 Annual Life Options EXPO Flyer, as amended.
- MOVED to recommend the GRF Board to approve the amendments to 50- 1672-4 Property and Liability Insurance Information Document as suggested by GRF legal counsel and to remove line 17 and add “except earthquake damages” to line 11.
- CONCURRED by the Committee to reviewed 50-6101-5 Planning Ahead for My Family at a scheduled work study.
- An update by Mutual Administration Director was given to the Committee on the Stock Transfer Mail-Slot.
- MOVED and recommend that the Mutual Administration Committee approve the Coroner Information Flyer to be used by Mutual Administration and Security Department.
- CONCURRED by the Committee to discuss 50-5165- 3 Mutual Administration & Service Maintenance Charter at next scheduled meeting.

#### **April 13, 2022, Security, Bus and Traffic Committee**

- CONCURRED by the Committee to have the IT Supervisor provide an update on the Gate Access System at the next scheduled meeting.
- CONCURRED by the Committee to have the Fleet Manager provide more information about Contracted/Off-Site and On-Site Bus Service at the next scheduled meeting. Chair Pratt asked the Recording Secretary to remove the word contracted from the agenda topic.
- CONCURRED by the Committee to have the Fleet Manager provided an update on Wheelchair Lift for New Buses at the next scheduled meeting.
- CONCURRED by the Committee to have the Fleet Manager provide additional information regarding Replacement of Buses to the next scheduled meeting. Fleet Manager did update the Committee that all three buses would arrive in 90-180 days.
- MOVED and recommended the GRF Board approve the purchase of three (3) Club Car Model 510 LSV Electrical Vehicles from Long Beach Electric Car Sales, in an amount of \$20,446.36 each, Capital Funding, for a total purchase amount not to exceed \$65,000, and pending review by the Finance Committee.
- MOVED and recommended to forward Parking Tickets on Hold to the GRF Administration Committee for reactivation to policy 30-5093-3- Authorization Resident (AR) Rules of Conduct, Procedure for Notification of Violation and Right to Hearing.
- CONCURRED by the Committee to provide additional information about the Complus Ticket System to the next scheduled meeting.

#### **April 14, 2022, Communications/IT Committee**

- CONCURRED by the Committee to discuss the Employee Communications (DG) at the next scheduled meeting.
- CONCURRED by the Committee that the Emergency Text Parameters will be discussed further down under Governing Documents.
- CONCURRED by the Committee, the IT Manager will gather quotes for Clubhouse Three commercial grade TVs for the meeting rooms and forwarded it to the Recreation Committee for review.
- CONCURRED by the Committee to have the Recreation Committee handle the Clubhouse Four Dais with the follow-up by the GRF President.
- CONCURRED by the Committee to have the IT Manager provide the updates on IT Requirements at the next scheduled meeting.
- MOVED and approved to print the companion booklet as an addition to 2021 LWSB Community Guide, in July of 2022, schedule the production of 2023 LWSB Community Guide for February/March of 2023 without the GRF Board or Mutual Directors photos, and print the companion booklets with 2023/2024 GRF and Mutual Board photos in July of 2023, with the next updated Community Guide production (without the companion booklet) in 2025.
- MOVED and recommended the GRF Board to amend 20-5050-1 Electronic Communications.
- MOVED and recommended the GRF Board to approve 20-5050-3 Digital Billboards as presented.
- MOVED and recommended the GRF Board to rescind 20-5050-1 Digital Billboards.
- MOVED and recommended the GRF Board to approve 20-5050-1
- MOVED and recommended the GRF Board to rescind 20-2807-1 GRF Emergency Text Parameters.

#### **April 18, 2022, Finance Committee**

- MOVED to accept for audit and forward to the GRF Board the interim financial statements for period ending March 31, 2022, as presented by the Director of Finance and as reviewed by the Finance Committee.
- MOVED and recommended the GRF Board authorize the purchase of brokered CDs through US Bancorp totaling \$1,750,000 with terms ranging from twelve (12) to twenty-four (24) months at the prevailing interest rates at the time of purchase and at the discretion of the financial advisors.
- MOVED to inform the Board that the Finance Committee has determined: • Capital Funds, in the amount of \$115,200, are available and have directed the Director of Finance to place a temporary hold on these funds, pending Board action on the proposed installation of storm drain screens throughout the Community, if grant is successful through the City of Seal Beach and the GRF Board will provide a commitment letter to the City and OCTA.
- MOVED to inform the Board that the Finance Committee has determined: • Capital Funds, in the amount of \$65,000, are available and have directed the Director of Finance to place a temporary hold on these funds, pending Board action the proposed purchase of three (3) LSV Electric Vehicles.
- MOVED to inform the Board that the Finance Committee has determined: • Reserve Funds, in the amount of \$3,014, are available and have directed the Director of Finance to

place a temporary hold on these funds, pending Board action on the proposed project, refurbishment of the picnic tables at Clubhouse One.

- MOVED to inform the Board that the Finance Committee has determined: • Reserve Funds, in the amount of \$130,177, are available and have directed the Director of Finance to place a temporary hold on these funds, pending Board action on the proposed project, improvements at Clubhouse Two Interior, Lobby and Main Hall.
- MOVED and recommended the GRF Board to distribute the 2021 excess income as follows: Maintain \$600,000 in operating funds; transfer \$300,000 to reserve funds; distributed \$218,522 to the Mutuals.

## Financial Recap – March 2022

As of the three-month period ended March 2022, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$341,931.

Major variances are:

Wages, Taxes & Benefits	\$289,277	Favorable: Wages \$172K; P/R Taxes \$23K; Workers' Comp \$4K; 401(k) ER Match \$17K; Group Ins \$64K; average FTE < budget by 18.4 FTEs
Professional Fees	(22,828)	Unfavorable: System security monitoring
Facilities Maintenance	55,169	Favorable: Less YTD maintenance than planned; Janitorial contract renegotiated for less.
Community Entertainment	18,669	Favorable: Community events deferred due to COVID-19
Publication Printing	22,814	Favorable: Lower pricing due to change in printing company; less pages in newspaper due to COVID impacts.
Property & Liability Insurance	24,357	Favorable: Actual premiums less than budgeted
SRO Labor Cost Recovery	(69,388)	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	\$12,106,805	\$1,183,939	\$10,922,866	7
<b>Capital Funds</b>				
Capital Improvements	\$2,743,322	\$653,289	\$2,090,033	8

Total year-to-date approved unbudgeted operating expenses are \$381,780.



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

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## BOARD ACTION REQUEST

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**TO:** GRF BOARD OF DIRECTORS  
**FROM:** FINANCE COMMITTEE  
**SUBJECT:** RESERVE FUNDS INVESTMENT PURCHASE  
**DATE:** APRIL 26, 2022  
**CC:** FILE

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

Following this discussion, the Committee passed a motion to recommend the GRF Board authorize the purchase of brokered CDs through US Bancorp totaling \$1,750,000 with terms ranging from twelve (12) to twenty-four (24) months at the prevailing interest rates at the time of purchase and at the discretion of the financial advisors.

I move to approve the purchase of brokered CDs through US Bancorp totaling \$1,750,000 with terms ranging from twelve (12) to twenty-four (24) months at the prevailing interest rates at the time of purchase and at the discretion of the financial advisors.

## Reserve Funds Investment Ladder as of March 31, 2022

Term	Maturity Month	Investment Amount	Rate	Loc
0	Apr-22	285,000	0.10%	U
1	May-22	1,250,000	0.05%	U
2	Jun-22	445,000	0.05%	U
3	Jul-22	245,000	0.10%	U
4	Aug-22	1,510,000	0.08%	U/M
5	Sep-22	-		
6	Oct-22	80,000	0.05%	U
7	Nov-22	345,000	0.17%	U/M
8	Dec-22	200,000	0.10%	U
9	Jan-23	-		
10	Feb-23	1,116,000	0.18%	U/M
11	Mar-23	540,000	0.70%	M
12	Apr-23	490,000	0.63%	U/M
13	May-23	505,000	0.30%	U/M
14	Jun-23	400,000	0.25%	U
15	Jul-23	-		
16	Aug-23	390,000	0.43%	U/M
17	Sep-23	980,000	0.95%	U/M
18	Oct-23	225,000	0.40%	U
19	Nov-23	245,000	1.10%	U
20	Dec-23	-		
21	Jan-24	-		
22	Feb-24	-		
23	Mar-24	275,000	1.90%	U
24	Apr-24	-		
25	May-24	-		
26	Jun-24	-		
27	Jul-24	-		
28	Aug-24	-		
29	Sep-24	-		
30	Oct-24	-		
31	Nov-24	-		
32	Dec-24	-		
33	Jan-25	-		
34	Feb-25	-		
35	Mar-25	-		
36	Apr-25	-		
38	Jun-25	50,000	0.60%	M
74	Jun-28	201,590	Index	U

\* New purchases authorized in prior month





Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

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## BOARD ACTION REQUEST

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**TO:** GRF BOARD OF DIRECTORS  
**FROM:** FINANCE COMMITTEE  
**SUBJECT:** ACCEPTANCE OF THE INTERIM MARCH 2022 FINANCIAL STATEMENTS  
**DATE:** APRIL 26, 2022  
**CC:** FILE

---

At the April 18, 2022 Finance Committee meeting, the Committee in accordance with Policy 40-5115-3 and all applicable sections of the civil code 5500, duly moved to recommend to the Golden Rain Foundation Board of Directors acceptance of the March 2022 interim financial statements for audit.

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

## Financial Recap – March 2022

As of the three-month period ended March 2022, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$341,931.

Major variances are:

Wages, Taxes & Benefits	\$289,277	Favorable: Wages \$172K; P/R Taxes \$23K; Workers' Comp \$4K; 401(k) ER Match \$17K; Group Ins \$64K; average FTE < budget by 18.4 FTEs
Professional Fees	(22,828)	Unfavorable: System security monitoring
Facilities Maintenance	55,169	Favorable: Less YTD maintenance than planned; Janitorial contract renegotiated for less.
Community Entertainment	18,669	Favorable: Community events deferred due to COVID-19
Publication Printing	22,814	Favorable: Lower pricing due to change in printing company; less pages in newspaper due to COVID impacts.
Property & Liability Insurance	24,357	Favorable: Actual premiums less than budgeted
SRO Labor Cost Recovery	(69,388)	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	\$12,106,805	\$1,183,939	\$10,922,866	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	\$2,743,322	\$653,289	\$2,090,033	8

Total year-to-date approved unbudgeted operating expenses are \$381,780.

P.O. Box 2069  
Seal Beach CA 90740

Description			
	<b>Current Assets:</b>		
	Cash & cash equivalents	240,275	
1122000	Non-Restricted Funds	922,206	
	Receivables	710,991	
	Prepaid expenses	545,789	
1154100	Deferred Lease Revenue	9,657	
	Inventory of maintenance supplies	459,879	
		-----	
	<b>Total Current Assets</b>		<b>2,888,797</b>
	<b>Designated deposits</b>		
1211000	Contingency Operating Fund	1,000,000	
	Reserve Fund	12,106,805	
1212500	Capital Improvement Fund-GRF	2,743,322	
		-----	
	<b>Total designated deposits</b>		<b>15,850,127</b>
	<b>Notes Receivable</b>		
1411000	Notes Receivable	68,595	
		-----	
	<b>Total Notes Receivable</b>		<b>68,595</b>
	<b>Fixed Assets</b>		
	Land, Building, Furniture & Equipment	41,270,342	
	Less: Accumulated Dep'n	(24,622,731)	
		-----	
	<b>Net Fixed Assets</b>		<b>16,647,612</b>
	<b>Other Assets</b>		-----
	<b>Total Assets</b>		<b>35,455,130</b>
			=====

P.O. Box 2069  
Seal Beach CA 90740

Description			
<b>Liabilities &amp; Equity</b>			
<b>Current Liabilities:</b>			
	Accounts payable	290,578	
	Project Commitments	622,011	
	Prepaid Deposits	57,000	
	Accrued payroll & payroll taxes	626,699	
	Unearned Income	92,199	
	Accrued expenses	189,380	
		-----	
	<b>Total Current Liabilities</b>	<b>1,877,867</b>	
	<b>Total Liabilities</b>		<b>1,877,867</b>
<b>Equity</b>			
<b>Mutuals' Beneficial Interest</b>			
3211000	Contingency Operating Reserve Equity	1,000,000	
3212000	Reserve Equity	11,786,977	
3394000	Capital Fund Equity	2,441,138	
3310000	Beneficial Interest in Trust	18,190,189	
		-----	
	<b>Total Mutuals' Beneficial Interest</b>		<b>33,418,304</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	62,573	
3910000	Excess Income / (Expense) Prior Year	1,118,522	
		-----	
	<b>Total Excess Income</b>		<b>1,181,094</b>
3920000	<b>Dep'n &amp; Amortization</b>		<b>(7,273,787)</b>
	<b>Net Stockholders' Equity</b>		<b>33,577,263</b>
			-----
	<b>Total Liabilities &amp; Stockholders' Equity</b>		<b>35,455,130</b>
			=====

**Golden Rain Foundation**  
**Cash Flow Activity - All Reserves**  
**For the Period Ended March 31, 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		124,997			124,997
Funded: Amenities Fees collected (152)		319,734	319,734		639,469
Funded: M17 Lease Fees collected (18)		4,644	4,644		9,288
Funded: Interest on Funds		2,880	278		3,158
Expenditures		(125,496)	(729,255)		(854,751)
Transfers between funds	-	-			-
Net Monthly Activity				483,085	483,085
<b>Balance 3/31/2022</b>	<b>1,000,000</b>	<b>12,106,805</b>	<b>2,743,322</b>	<b>922,206</b>	<b>16,772,332</b>
Net Activity	-	326,759	(404,598)	483,085	405,246

# Golden Rain Foundation

## Cash Flow Activity - All Reserves

### For the Month of March 2022

	Contingency Operating Fund	Reserve Fund	Capital Improvement Fund	Nonrestricted Funds	Total
<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>
Funded: Assessments		41,667			41,667
Funded: Amenities Fees collected	(59)	124,811	124,811		249,622
Funded: M17 Lease Fees collected	(4)	1,032	1,032		2,064
Funded: Interest on Funds		1,092	134		1,226
Expenditures		(60,142)	(194,817)		(254,958)
Donations			-		-
Transfers between funds					-
Interest Income Allocation					-
Net Monthly Activity				543,143	543,143
<b>Balance 3/31/2022</b>	<b>1,000,000</b>	<b>12,106,805</b>	<b>2,743,322</b>	<b>922,206</b>	<b>16,772,332</b>
Net Activity	-	108,460	(68,840)	543,143	582,763

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

**SELECTED BALANCE SHEET ITEMS**

	Current Balance	Prior Month	Increase (Decrease)
Cash In Bank	1,162,481	969,851	192,630
Current Assets	18,738,924	18,504,106	234,818
Current Liabilities	1,877,867	1,830,575	47,292
Current Ratio	9.98	10.11	
Designated Deposits:	15,850,127	15,810,506	39,621
Reserve Fund			
Capital Improvement Fund			
Contingency Operating Fund			

**RESULT OF OPERATIONS**

Current Month	Actual	Budget	Variance	%
Income	1,495,329	1,546,881	(51,552)	(3.33)
Expense	1,510,034	1,590,000	79,966	5.03
Net Materials Recovery(Pass Thru)	0	0	0	
<b>Excess Income or (Expense)</b>	<b>(14,705)</b>	<b>(43,119)</b>	<b>28,414</b>	
Year To Date	Actual	Budget	Variance	%
Income	4,366,645	4,601,421	(234,776)	(5.10)
Expense	4,017,650	4,594,357	576,707	12.55
Net Materials Recovery(Pass Thru)	0	0	0	
<b>Excess Income or (Expense)</b>	<b>348,995</b>	<b>7,064</b>	<b>341,931</b>	

Full Time Equivalents		
For the Month	Average YTD	Planned - 2022
144.89	141.13	159.50

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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

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## BOARD ACTION REQUEST

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**TO:** GRF BOARD OF DIRECTORS  
**FROM:** HUMAN RESOURCE DIRECTOR, LEANN DILLMAN  
**SUBJECT:** APPROVAL 2022 PAYGRADE  
**DATE:** APRIL 26, 2022  
**CC:** FILE

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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.

I move to adopt the new 2022 Paygrade schedule, as presented.

Non-Exempt "R" 2022  
Approved 4-7-2022 GRF-AC

PAYGRADE	Code	Minimum	Mid Range	Maximum	Min Annual	Mid Annual	Max Annual
PAYGRADE	R01	15.75	19.79	21.92	32,760.00	41,163.20	45,593.60
PAYGRADE	R02	16.23	20.18	22.33	33,758.40	41,974.40	46,446.40
PAYGRADE	R03	16.58	20.59	22.77	34,486.40	42,827.20	47,361.60
PAYGRADE	R04	16.87	20.97	23.18	35,089.60	43,617.60	48,214.40
PAYGRADE	R05	17.17	21.37	23.63	35,713.60	44,449.60	49,150.40
PAYGRADE	R06	17.50	21.83	24.15	36,400.00	45,406.40	50,232.00
PAYGRADE	R07	17.88	22.23	24.58	37,190.40	46,238.40	51,126.40
PAYGRADE	R08	18.31	22.71	25.11	38,084.80	47,236.80	52,228.80
PAYGRADE	R09	18.66	23.15	25.58	38,812.80	48,152.00	53,206.40
PAYGRADE	R10	19.07	23.66	26.15	39,665.60	49,212.80	54,392.00
PAYGRADE	R11	19.50	24.12	26.64	40,560.00	50,169.60	55,411.20
PAYGRADE	R12	19.85	24.61	27.18	41,288.00	51,188.80	56,534.40
PAYGRADE	R13	20.27	25.13	27.76	42,161.60	52,270.40	57,740.80
PAYGRADE	R14	20.79	25.62	28.27	43,243.20	53,289.60	58,801.60
PAYGRADE	R15	21.13	26.24	29.00	43,950.40	54,579.20	60,320.00
PAYGRADE	R16	21.69	26.79	29.58	45,115.20	55,723.20	61,526.40
PAYGRADE	R17	22.09	27.39	30.26	45,947.20	56,971.20	62,940.80
PAYGRADE	R18	22.67	27.98	30.89	47,153.60	58,198.40	64,251.20
PAYGRADE	R19	23.08	28.60	31.59	48,006.40	59,488.00	65,707.20
PAYGRADE	R20	23.60	29.24	32.31	49,088.00	60,819.20	67,204.80
PAYGRADE	R21	24.15	29.87	32.99	50,232.00	62,129.60	68,619.20
PAYGRADE	R22	24.61	30.55	33.77	51,188.80	63,544.00	70,241.60
PAYGRADE	R23	25.36	31.20	34.43	52,748.80	64,896.00	71,614.40
PAYGRADE	R24	25.84	31.83	35.10	53,747.20	66,206.40	73,008.00
PAYGRADE	R25	26.49	32.85	36.33	55,099.20	68,328.00	75,566.40
PAYGRADE	R26	27.07	33.54	37.07	56,305.60	69,763.20	77,105.60
PAYGRADE	R27	27.72	34.26	37.84	57,657.60	71,260.80	78,707.20
PAYGRADE	R28	28.38	34.94	38.54	59,030.40	72,675.20	80,163.20
PAYGRADE	R29	29.00	35.70	39.37	60,320.00	74,256.00	81,889.60
PAYGRADE	R30	29.73	36.40	40.08	61,838.40	75,712.00	83,366.40
PAYGRADE	R31	30.35	37.28	41.07	63,128.00	77,542.40	85,425.60
PAYGRADE	R32	30.96	38.05	41.91	64,396.80	79,144.00	87,172.80
PAYGRADE	R33	32.67	38.89	42.59	67,953.60	80,891.20	88,587.20
PAYGRADE	R34	32.58	39.76	43.62	67,766.40	82,700.80	90,729.60
PAYGRADE	R35	33.48	40.60	44.52	69,638.40	84,448.00	92,601.60
PAYGRADE	R36	34.12	41.47	45.49	70,969.60	86,257.60	94,619.20
PAYGRADE	R37	34.96	42.41	46.52	72,716.80	88,212.80	96,761.60
PAYGRADE	R38	35.60	43.30	47.50	74,048.00	90,064.00	98,800.00
PAYGRADE	R39	36.66	44.29	48.55	76,252.80	92,123.20	100,984.00
PAYGRADE	R40	37.32	45.27	49.63	77,625.60	94,161.60	103,230.40
PAYGRADE	R41	38.23	46.23	50.65	79,518.40	96,158.40	105,352.00
PAYGRADE	R42	39.13	47.25	51.75	81,390.40	98,280.00	107,640.00
PAYGRADE	R43	39.94	48.32	52.93	83,075.20	100,505.60	110,094.40
PAYGRADE	R44	40.84	49.39	54.10	84,947.20	102,731.20	112,528.00
PAYGRADE	R45	41.85	50.52	55.33	87,048.00	105,081.60	115,086.40
PAYGRADE	R46	42.69	51.65	56.58	88,795.20	107,432.00	117,686.40



Exempt "A" 2022  
Approved 4-7-2022 GRF-AC

PAYGRADE	Code	Minimum	Mid Range	Maximum	Min Hrly	Mid Hrly	Max Hrly	Min - Annual	Mid-Annual	Max-Annual
PAYGRADE	A28	2,400.00	2,736.00	3,128.00	30.30	38.70	44.00	62,400.00	71,136.00	81,328.00
PAYGRADE	A29	2,426.40	2,792.00	3,197.60	30.63	39.47	45.04	63,086.40	72,592.00	83,137.60
PAYGRADE	A30	2,520.00	2,862.40	3,272.80	31.80	40.06	46.04	65,520.00	74,422.40	85,092.80
PAYGRADE	A31	2,563.20	2,924.00	3,344.00	32.34	41.06	47.05	66,643.20	76,024.00	86,944.00
PAYGRADE	A32	2,620.80	2,991.20	3,423.20	33.06	42.02	48.19	68,140.80	77,771.20	89,003.20
PAYGRADE	A33	2,675.20	3,060.80	3,501.60	33.74	43.08	49.28	69,555.20	79,580.80	91,041.60
PAYGRADE	A34	2,736.00	3,128.00	3,578.40	34.50	44.00	50.36	71,136.00	81,328.00	93,038.40
PAYGRADE	A35	2,792.00	3,197.60	3,660.00	35.20	45.04	51.53	72,592.00	83,137.60	95,160.00
PAYGRADE	A36	2,862.40	3,272.80	3,745.60	36.08	46.04	52.73	74,422.40	85,092.80	97,385.60
PAYGRADE	A37	2,924.00	3,344.00	3,831.20	36.85	47.05	53.98	76,024.00	86,944.00	99,611.20
PAYGRADE	A38	2,991.20	3,423.20	3,921.60	37.69	48.19	55.25	77,771.20	89,003.20	101,961.60
PAYGRADE	A39	3,060.80	3,501.60	4,012.00	38.56	49.28	56.53	79,580.80	91,041.60	104,312.00
PAYGRADE	A40	3,128.00	3,578.40	4,104.80	39.40	50.36	57.89	81,328.00	93,038.40	106,724.80
PAYGRADE	A41	3,197.60	3,660.00	4,189.60	40.27	51.53	58.99	83,137.60	95,160.00	108,929.60
PAYGRADE	A42	3,272.80	3,745.60	4,299.20	41.21	52.73	60.66	85,092.80	97,385.60	111,779.20
PAYGRADE	A43	3,344.00	3,831.20	4,400.00	42.10	53.98	62.11	86,944.00	99,611.20	114,400.00
PAYGRADE	A44	3,423.20	3,921.60	4,499.20	43.09	55.25	63.46	89,003.20	101,961.60	116,979.20
PAYGRADE	A45	3,501.60	4,012.00	4,604.00	44.07	56.53	64.95	91,041.60	104,312.00	119,704.00
PAYGRADE	A46	3,578.40	4,104.80	4,709.60	45.03	57.89	66.43	93,038.40	106,724.80	122,449.60
PAYGRADE	A47	3,660.00	4,189.60	4,819.20	46.05	58.99	68.11	95,160.00	108,929.60	125,299.20
PAYGRADE	A48	3,745.60	4,299.20	4,928.80	47.12	60.66	69.48	97,385.60	111,779.20	128,148.80
PAYGRADE	A49	3,831.20	4,400.00	5,042.40	48.19	62.11	71.06	99,611.20	114,400.00	131,102.40
PAYGRADE	A50	3,921.60	4,499.20	5,158.40	49.32	63.46	72.72	101,961.60	116,979.20	134,118.40
PAYGRADE	A51	4,012.00	4,604.00	5,276.00	50.45	64.95	74.35	104,312.00	119,704.00	137,176.00
PAYGRADE	A52	4,104.80	4,709.60	5,398.40	51.61	66.43	76.09	106,724.80	122,449.60	140,358.40
PAYGRADE	A53	4,189.60	4,819.20	5,521.60	52.67	68.11	77.80	108,929.60	125,299.20	143,561.60
PAYGRADE	A54	4,299.20	4,928.80	5,648.00	54.04	69.48	79.59	111,779.20	128,148.80	146,848.00
PAYGRADE	A55	4,400.00	5,042.40	5,778.40	55.30	71.06	81.43	114,400.00	131,102.40	150,238.40
PAYGRADE	A56	4,499.20	5,158.40	5,911.20	56.54	72.72	83.30	116,979.20	134,118.40	153,691.20
PAYGRADE	A57	4,604.00	5,276.00	6,048.00	57.85	74.35	85.25	119,704.00	137,176.00	157,248.00
PAYGRADE	A58	4,709.60	5,398.40	6,186.40	59.17	76.09	87.18	122,449.60	140,358.40	160,846.40
PAYGRADE	A59	4,819.20	5,521.60	6,328.80	60.54	77.80	89.20	125,299.20	143,561.60	164,548.80
PAYGRADE	A60	4,928.80	5,648.00	6,473.60	61.91	79.59	91.24	128,148.80	146,848.00	168,313.60
PAYGRADE	A61	5,042.40	5,778.40	6,624.00	63.33	81.43	93.37	131,102.40	150,238.40	172,224.00
PAYGRADE	A62	5,158.40	5,911.20	6,776.00	64.78	83.30	95.51	134,118.40	153,691.20	176,176.00
PAYGRADE	A63	5,276.00	6,048.00	6,932.00	66.25	85.25	97.70	137,176.00	157,248.00	180,232.00
PAYGRADE	A64	5,398.40	6,186.40	7,090.40	67.78	87.18	99.93	140,358.40	160,846.40	184,350.40
PAYGRADE	A65	5,521.60	6,328.80	7,254.40	69.32	89.20	102.25	143,561.60	164,548.80	188,614.40
PAYGRADE	A66	5,648.00	6,473.60	7,420.80	70.90	91.24	104.60	146,848.00	168,313.60	192,940.80
PAYGRADE	A67	5,778.40	6,624.00	7,591.20	72.53	93.37	106.98	150,238.40	172,224.00	197,371.20
PAYGRADE	A68	5,911.20	6,776.00	7,767.20	74.19	95.51	109.48	153,691.20	176,176.00	201,947.20
PAYGRADE	A69	6,048.00	6,932.00	7,945.60	75.90	97.70	111.99	157,248.00	180,232.00	206,585.60
PAYGRADE	A70	6,186.40	7,090.40	8,129.60	77.63	99.93	114.61	160,846.40	184,350.40	211,369.60
PAYGRADE	A71	6,328.80	7,230.40	8,316.00	79.41	101.65	117.52	164,548.80	187,990.40	216,216.00
PAYGRADE	A72	6,473.60	7,420.80	8,507.20	81.22	104.60	119.92	168,313.60	192,940.80	221,187.20
PAYGRADE	A73	6,624.00	7,591.20	8,702.40	83.10	106.98	122.67	172,224.00	197,371.20	226,262.40
PAYGRADE	A74	6,776.00	7,767.20	8,902.40	85.00	109.48	125.47	176,176.00	201,947.20	231,462.40
PAYGRADE	A75	6,932.00	7,945.60	9,108.00	86.95	111.99	128.38	180,232.00	206,585.60	236,808.00
PAYGRADE	A76	7,090.40	8,129.60	9,317.60	88.93	114.61	131.32	184,350.40	211,369.60	242,257.60
PAYGRADE	A77	7,254.40	8,316.00	9,532.00	90.98	117.22	134.35	188,614.40	216,216.00	247,832.00
PAYGRADE	A78	7,420.80	8,507.20	9,751.20	93.06	119.92	137.44	192,940.80	221,187.20	253,531.20
PAYGRADE	A79	7,591.20	8,702.40	9,975.20	95.19	122.67	140.60	197,371.20	226,262.40	259,355.20



# Pay Grades Exempt "A"

2021

Pay Grade	Bi-Wkly Minimum	Bi-Wkly Mid	Bi-Wkly Maximum	Annual Minimum	Annual Mid	Annual Maximum
A28	\$ 1,589.60	\$ 1,809.60	\$ 2,071.20	\$ 41,329.60	\$ 47,049.60	\$ 53,851.20
A29	\$ 1,626.40	\$ 1,848.80	\$ 2,118.40	\$ 42,286.40	\$ 48,068.80	\$ 55,078.40
A30	\$ 1,658.40	\$ 1,890.40	\$ 2,168.00	\$ 43,118.40	\$ 49,150.40	\$ 56,368.00
A31	\$ 1,696.80	\$ 1,929.60	\$ 2,219.20	\$ 44,116.80	\$ 50,169.60	\$ 57,699.20
A32	\$ 1,732.00	\$ 1,979.20	\$ 2,269.60	\$ 45,032.00	\$ 51,459.20	\$ 59,009.60
A33	\$ 1,772.80	\$ 2,023.20	\$ 2,324.00	\$ 46,092.80	\$ 52,603.20	\$ 60,424.00
A34	\$ 1,809.60	\$ 2,071.20	\$ 2,376.00	\$ 47,049.60	\$ 53,851.20	\$ 61,776.00
A35	\$ 1,848.80	\$ 2,118.40	\$ 2,426.40	\$ 48,068.80	\$ 55,078.40	\$ 63,086.40
A36	\$ 1,890.40	\$ 2,168.00	\$ 2,508.00	\$ 49,150.40	\$ 56,368.00	\$ 65,208.00
A37	\$ 1,929.60	\$ 2,219.20	\$ 2,563.20	\$ 50,169.60	\$ 57,699.20	\$ 66,643.20
A38	\$ 1,979.20	\$ 2,269.60	\$ 2,620.80	\$ 51,459.20	\$ 59,009.60	\$ 68,140.80
A39	\$ 2,023.20	\$ 2,324.00	\$ 2,675.20	\$ 52,603.20	\$ 60,424.00	\$ 69,555.20
A40	\$ 2,071.20	\$ 2,376.00	\$ 2,736.00	\$ 53,851.20	\$ 61,776.00	\$ 71,136.00
A41	\$ 2,118.40	\$ 2,426.40	\$ 2,675.20	\$ 55,078.40	\$ 63,086.40	\$ 69,555.20
A42	\$ 2,168.00	\$ 2,508.00	\$ 2,862.40	\$ 56,368.00	\$ 65,208.00	\$ 74,422.40
A43	\$ 2,219.20	\$ 2,563.20	\$ 2,924.00	\$ 57,699.20	\$ 66,643.20	\$ 76,024.00
A44	\$ 2,269.60	\$ 2,620.80	\$ 2,991.20	\$ 59,009.60	\$ 68,140.80	\$ 77,771.20
A45	\$ 2,324.00	\$ 2,675.20	\$ 3,060.80	\$ 60,424.00	\$ 69,555.20	\$ 79,580.80
A46	\$ 2,376.00	\$ 2,736.00	\$ 3,128.00	\$ 61,776.00	\$ 71,136.00	\$ 81,328.00
A47	\$ 2,426.40	\$ 2,792.00	\$ 3,197.60	\$ 63,086.40	\$ 72,592.00	\$ 83,137.60
A48	\$ 2,520.00	\$ 2,862.40	\$ 3,272.80	\$ 65,520.00	\$ 74,422.40	\$ 85,092.80
A49	\$ 2,563.20	\$ 2,924.00	\$ 3,344.00	\$ 66,643.20	\$ 76,024.00	\$ 86,944.00
A50	\$ 2,620.80	\$ 2,991.20	\$ 3,423.20	\$ 68,140.80	\$ 77,771.20	\$ 89,003.20
A51	\$ 2,675.20	\$ 3,060.80	\$ 3,501.60	\$ 69,555.20	\$ 79,580.80	\$ 91,041.60
A52	\$ 2,736.00	\$ 3,128.00	\$ 3,578.40	\$ 71,136.00	\$ 81,328.00	\$ 93,038.40
A53	\$ 2,792.00	\$ 3,197.60	\$ 3,660.00	\$ 72,592.00	\$ 83,137.60	\$ 95,160.00
A54	\$ 2,862.40	\$ 3,272.80	\$ 3,745.60	\$ 74,422.40	\$ 85,092.80	\$ 97,385.60
A55	\$ 2,924.00	\$ 3,344.00	\$ 3,831.20	\$ 76,024.00	\$ 86,944.00	\$ 99,611.20
A56	\$ 2,991.20	\$ 3,423.20	\$ 3,921.60	\$ 77,771.20	\$ 89,003.20	\$ 101,961.60
A57	\$ 3,060.80	\$ 3,501.60	\$ 4,012.00	\$ 79,580.80	\$ 91,041.60	\$ 104,312.00
A58	\$ 3,128.00	\$ 3,578.40	\$ 4,104.80	\$ 81,328.00	\$ 93,038.40	\$ 106,724.80
A59	\$ 3,197.60	\$ 3,660.00	\$ 4,189.60	\$ 83,137.60	\$ 95,160.00	\$ 108,929.60
A60	\$ 3,272.80	\$ 3,745.60	\$ 4,299.20	\$ 85,092.80	\$ 97,385.60	\$ 111,779.20
A61	\$ 3,344.00	\$ 3,831.20	\$ 4,400.00	\$ 86,944.00	\$ 99,611.20	\$ 114,400.00
A62	\$ 3,423.20	\$ 3,921.60	\$ 4,499.20	\$ 89,003.20	\$ 101,961.60	\$ 116,979.20
A63	\$ 3,501.60	\$ 4,012.00	\$ 4,604.00	\$ 91,041.60	\$ 104,312.00	\$ 119,704.00
A64	\$ 3,578.40	\$ 4,104.80	\$ 4,709.60	\$ 93,038.40	\$ 106,724.80	\$ 122,449.60
A65	\$ 3,660.00	\$ 4,189.60	\$ 4,819.20	\$ 95,160.00	\$ 108,929.60	\$ 125,299.20
A66	\$ 3,745.60	\$ 4,299.20	\$ 4,928.80	\$ 97,385.60	\$ 111,779.20	\$ 128,148.80
A67	\$ 3,831.20	\$ 4,400.00	\$ 5,042.40	\$ 99,611.20	\$ 114,400.00	\$ 131,102.40
A68	\$ 3,921.60	\$ 4,499.20	\$ 5,158.40	\$ 101,961.60	\$ 116,979.20	\$ 134,118.40
A69	\$ 4,012.00	\$ 4,604.00	\$ 5,276.00	\$ 104,312.00	\$ 119,704.00	\$ 137,176.00



A70	\$	4,104.80	\$	4,709.60	\$	5,398.40	\$	106,724.80	\$	122,449.60	\$	140,358.40
A71	\$	4,189.60	\$	4,819.20	\$	5,521.60	\$	108,929.60	\$	125,299.20	\$	143,561.60
A72	\$	4,299.20	\$	4,928.80	\$	5,648.00	\$	111,779.20	\$	128,148.80	\$	146,848.00
A73	\$	4,400.00	\$	5,042.40	\$	5,778.40	\$	114,400.00	\$	131,102.40	\$	150,238.40
A74	\$	4,499.20	\$	5,158.40	\$	5,911.20	\$	116,979.20	\$	134,118.40	\$	153,691.20
A75	\$	4,604.00	\$	5,276.00	\$	6,048.00	\$	119,704.00	\$	137,176.00	\$	157,248.00
A76	\$	4,709.60	\$	5,398.40	\$	6,186.40	\$	122,449.60	\$	140,358.40	\$	160,846.40
A77	\$	4,819.20	\$	5,521.60	\$	6,328.80	\$	125,299.20	\$	143,561.60	\$	164,548.80
A78	\$	4,928.80	\$	5,648.00	\$	6,473.60	\$	128,148.80	\$	146,848.00	\$	168,313.60
A79	\$	5,042.40	\$	5,778.40	\$	6,624.00	\$	131,102.40	\$	150,238.40	\$	172,224.00
A80	\$	5,158.40	\$	5,911.20	\$	6,776.00	\$	134,118.40	\$	153,691.20	\$	176,176.00
A81	\$	5,276.00	\$	6,048.00	\$	6,932.00	\$	137,176.00	\$	157,248.00	\$	180,232.00
A82	\$	5,398.40	\$	6,186.40	\$	7,090.40	\$	140,358.40	\$	160,846.40	\$	184,350.40
A83	\$	5,521.60	\$	6,328.80	\$	7,254.40	\$	143,561.60	\$	164,548.80	\$	188,614.40
A84	\$	5,648.00	\$	6,473.60	\$	7,420.80	\$	146,848.00	\$	168,313.60	\$	192,940.80
A85	\$	5,778.40	\$	6,624.00	\$	7,591.20	\$	150,238.40	\$	172,224.00	\$	197,371.20
A86	\$	5,911.20	\$	6,776.00	\$	7,767.20	\$	153,691.20	\$	176,176.00	\$	201,947.20
A87	\$	6,048.00	\$	6,932.00	\$	7,945.60	\$	157,248.00	\$	180,232.00	\$	206,585.60
A88	\$	6,186.40	\$	7,090.40	\$	8,129.60	\$	160,846.40	\$	184,350.40	\$	211,369.60
A89	\$	6,328.80	\$	7,230.40	\$	8,316.00	\$	164,548.80	\$	187,990.40	\$	216,216.00
A90	\$	6,473.60	\$	7,420.80	\$	8,507.20	\$	168,313.60	\$	192,940.80	\$	221,187.20
A91	\$	6,624.00	\$	7,591.20	\$	8,702.40	\$	172,224.00	\$	197,371.20	\$	226,262.40
A92	\$	6,776.00	\$	7,767.20	\$	8,902.40	\$	176,176.00	\$	201,947.20	\$	231,462.40
A93	\$	6,932.00	\$	7,945.60	\$	9,108.00	\$	180,232.00	\$	206,585.60	\$	236,808.00
A94	\$	7,090.40	\$	8,129.60	\$	9,317.60	\$	184,350.40	\$	211,369.60	\$	242,257.60
A95	\$	7,254.40	\$	8,316.00	\$	9,532.00	\$	188,614.40	\$	216,216.00	\$	247,832.00
A96	\$	7,420.80	\$	8,507.20	\$	9,751.20	\$	192,940.80	\$	221,187.20	\$	253,531.20
A97	\$	7,591.20	\$	8,702.40	\$	9,975.20	\$	197,371.20	\$	226,262.40	\$	259,355.20
A98	\$	7,767.20	\$	8,902.40	\$	10,204.80	\$	201,947.20	\$	231,462.40	\$	265,324.80
A99	\$	7,945.60	\$	9,108.00	\$	10,438.40	\$	206,585.60	\$	236,808.00	\$	271,398.40
A100	\$	8,129.60	\$	9,317.60	\$	10,679.20	\$	211,369.60	\$	242,257.60	\$	277,659.20

California  
Minimum Wage  
for Exempt  
Employees

2021      \$      58,240.00



## Pay Grades Non-Exempt "R" 2021

Pay Grade	Hourly Minimum	Hourly Mid	Hourly Maximum	Annual Mid	Annual Mid	Annual Maximum
R04	\$ 12.30	\$ 14.07	\$ 15.84	\$ 24,846.00	\$ 29,265.60	\$ 32,947.20
R05	\$ 12.46	\$ 14.32	\$ 16.18	\$ 25,169.20	\$ 29,785.60	\$ 33,654.40
R06	\$ 12.75	\$ 14.61	\$ 16.47	\$ 25,755.00	\$ 30,388.59	\$ 34,257.60
R07	\$ 13.03	\$ 14.88	\$ 16.74	\$ 26,320.60	\$ 30,960.59	\$ 34,819.20
R08	\$ 13.23	\$ 15.13	\$ 17.03	\$ 26,724.60	\$ 31,470.40	\$ 35,422.40
R09	\$ 13.55	\$ 15.46	\$ 17.38	\$ 27,371.00	\$ 32,166.99	\$ 36,150.40
R10	\$ 13.81	\$ 15.77	\$ 17.73	\$ 27,896.20	\$ 32,801.39	\$ 36,878.40
R100	\$ 101.62	\$ 112.50	\$ 123.39	\$ 205,272.40	\$ 234,010.19	\$ 256,651.20
R101	\$ 103.95	\$ 115.07	\$ 126.19	\$ 209,979.00	\$ 239,345.39	\$ 262,475.20
R102	\$ 106.34	\$ 117.70	\$ 129.06	\$ 214,806.80	\$ 244,816.00	\$ 268,444.80
R103	\$ 108.78	\$ 120.38	\$ 131.98	\$ 219,735.60	\$ 250,390.19	\$ 274,518.40
R104	\$ 111.28	\$ 123.14	\$ 134.99	\$ 224,785.60	\$ 256,120.80	\$ 280,779.20
R105	\$ 113.85	\$ 125.96	\$ 138.07	\$ 229,977.00	\$ 261,996.59	\$ 287,185.60
R11	\$ 14.06	\$ 16.05	\$ 18.05	\$ 28,401.20	\$ 33,394.19	\$ 37,544.00
R12	\$ 14.34	\$ 16.35	\$ 18.36	\$ 28,966.80	\$ 34,008.00	\$ 38,188.80
R13	\$ 14.68	\$ 16.68	\$ 18.67	\$ 29,653.60	\$ 34,684.00	\$ 38,833.60
R14	\$ 14.97	\$ 17.00	\$ 19.03	\$ 30,239.40	\$ 35,360.00	\$ 39,582.40
R15	\$ 15.24	\$ 17.33	\$ 19.42	\$ 30,784.80	\$ 36,046.40	\$ 40,393.60
R16	\$ 15.53	\$ 17.66	\$ 19.79	\$ 31,370.60	\$ 36,732.80	\$ 41,163.20
R17	\$ 15.88	\$ 18.03	\$ 20.18	\$ 32,077.60	\$ 37,502.40	\$ 41,974.40
R18	\$ 16.23	\$ 18.41	\$ 20.59	\$ 32,784.60	\$ 38,292.80	\$ 42,827.20
R19	\$ 16.55	\$ 18.76	\$ 20.97	\$ 33,431.00	\$ 39,020.59	\$ 43,617.60
R20	\$ 16.86	\$ 19.12	\$ 21.37	\$ 34,057.20	\$ 39,759.20	\$ 44,449.60
R21	\$ 17.18	\$ 19.50	\$ 21.83	\$ 34,703.60	\$ 40,570.19	\$ 45,406.40
R22	\$ 17.53	\$ 19.88	\$ 22.23	\$ 35,410.60	\$ 41,350.40	\$ 46,238.40
R23	\$ 17.92	\$ 20.32	\$ 22.71	\$ 36,198.40	\$ 42,255.20	\$ 47,236.80
R24	\$ 18.29	\$ 20.72	\$ 23.15	\$ 36,945.80	\$ 43,097.39	\$ 48,152.00
R25	\$ 18.68	\$ 21.17	\$ 23.66	\$ 37,733.60	\$ 44,033.60	\$ 49,212.80
R26	\$ 19.09	\$ 21.61	\$ 24.12	\$ 38,561.80	\$ 44,938.40	\$ 50,169.60
R27	\$ 19.47	\$ 22.04	\$ 24.61	\$ 39,329.40	\$ 45,842.99	\$ 51,188.80
R28	\$ 19.87	\$ 22.50	\$ 25.13	\$ 40,137.40	\$ 46,800.00	\$ 52,270.40
R29	\$ 20.33	\$ 22.98	\$ 25.62	\$ 41,066.60	\$ 47,788.00	\$ 53,289.60
R30	\$ 20.73	\$ 23.48	\$ 26.24	\$ 41,874.60	\$ 48,848.59	\$ 54,579.20
R31	\$ 21.21	\$ 24.00	\$ 26.79	\$ 42,844.20	\$ 49,920.00	\$ 55,723.20
R32	\$ 21.65	\$ 24.52	\$ 27.39	\$ 43,733.00	\$ 51,001.39	\$ 56,971.20
R33	\$ 22.16	\$ 25.07	\$ 27.98	\$ 44,763.20	\$ 52,145.60	\$ 58,198.40
R34	\$ 22.62	\$ 25.61	\$ 28.60	\$ 45,692.40	\$ 53,268.59	\$ 59,488.00
R35	\$ 23.11	\$ 26.17	\$ 29.24	\$ 46,682.20	\$ 54,443.79	\$ 60,819.20
R36	\$ 23.63	\$ 26.75	\$ 29.87	\$ 47,732.60	\$ 55,640.00	\$ 62,129.60
R37	\$ 24.12	\$ 27.34	\$ 30.55	\$ 48,722.40	\$ 56,856.80	\$ 63,544.00

R38	\$	24.74	\$	27.97	\$	31.20	\$	49,974.80	\$	58,177.39	\$	64,896.00
R39	\$	25.29	\$	28.56	\$	31.83	\$	51,085.80	\$	59,404.59	\$	66,206.40
R40	\$	25.89	\$	29.37	\$	32.85	\$	52,297.80	\$	61,089.60	\$	68,328.00
R41	\$	26.48	\$	30.01	\$	33.54	\$	53,489.60	\$	62,420.59	\$	69,763.20
R42	\$	27.10	\$	30.68	\$	34.26	\$	54,742.00	\$	63,814.19	\$	71,260.80
R43	\$	27.74	\$	31.34	\$	34.94	\$	56,034.80	\$	65,186.99	\$	72,675.20
R44	\$	28.37	\$	32.04	\$	35.70	\$	57,307.40	\$	66,632.80	\$	74,256.00
R45	\$	29.05	\$	32.73	\$	36.40	\$	58,681.00	\$	68,068.00	\$	75,712.00
R46	\$	29.70	\$	33.49	\$	37.28	\$	59,994.00	\$	69,659.20	\$	77,542.40
R47	\$	30.33	\$	34.19	\$	38.05	\$	61,266.60	\$	71,114.99	\$	79,144.00
R48	\$	31.50	\$	35.20	\$	38.89	\$	63,630.00	\$	73,205.60	\$	80,891.20
R49	\$	32.04	\$	35.90	\$	39.76	\$	64,720.80	\$	74,671.79	\$	82,700.80
R50	\$	32.76	\$	36.68	\$	40.60	\$	66,175.20	\$	76,294.19	\$	84,448.00
R51	\$	33.44	\$	37.45	\$	41.47	\$	67,548.80	\$	77,906.19	\$	86,257.60
R52	\$	34.20	\$	38.30	\$	42.41	\$	69,084.00	\$	79,674.19	\$	88,212.80
R53	\$	34.90	\$	39.10	\$	43.30	\$	70,498.00	\$	81,327.79	\$	90,064.00
R54	\$	35.78	\$	40.03	\$	44.29	\$	72,275.60	\$	83,272.59	\$	92,123.20
R55	\$	36.55	\$	40.91	\$	45.27	\$	73,831.00	\$	85,092.59	\$	94,161.60
R56	\$	37.39	\$	41.81	\$	46.23	\$	75,527.80	\$	86,964.80	\$	96,158.40
R57	\$	38.26	\$	42.75	\$	47.25	\$	77,285.20	\$	88,930.19	\$	98,280.00
R58	\$	39.10	\$	43.71	\$	48.32	\$	78,982.00	\$	90,916.80	\$	100,505.60
R59	\$	39.97	\$	44.68	\$	49.39	\$	80,739.40	\$	92,934.19	\$	102,731.20
R60	\$	40.91	\$	45.72	\$	50.52	\$	82,638.20	\$	95,087.20	\$	105,081.60
R61	\$	41.80	\$	46.72	\$	51.65	\$	84,436.00	\$	97,187.79	\$	107,432.00
R62	\$	42.79	\$	47.80	\$	52.81	\$	86,435.80	\$	99,423.79	\$	109,844.80
R63	\$	43.77	\$	48.82	\$	53.87	\$	88,415.40	\$	101,545.60	\$	112,049.60
R64	\$	44.73	\$	49.98	\$	55.24	\$	90,354.60	\$	103,968.59	\$	114,899.20
R65	\$	45.75	\$	51.13	\$	56.50	\$	92,415.00	\$	106,340.00	\$	117,520.00

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## BOARD ACTION REQUEST

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**TO:** GRF BOARD OF DIRECTORS  
**FROM:** FACILITIES DIRECTOR, MARK WEAVER  
**SUBJECT:** 1.8 SOIL TESTING AND TOPOGRAPHIC SURVEY  
**DATE:** APRIL 26, 2022  
**CC:** FILE

---

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.

I move 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.

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## BOARD ACTION REQUEST

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**TO:** GRF BOARD OF DIRECTORS  
**FROM:** FINANCE COMMITTEE  
**SUBJECT:** 2021 EXCESS INCOME DISTRIBUTION  
**DATE:** APRIL 26, 2022  
**CC:** FILE

---

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>

Pursuant to Policy 40-5528-1 – Refund of Excess Income, I move 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.

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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

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## BOARD ACTION REQUEST

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**TO:** GRF BOARD OF DIRECTORS  
**FROM:** GRF ADMINISTRATION COMMITTEE  
**SUBJECT:** APPROVAL - APPOINT 2022 INSPECTOR OF ELECTION  
**DATE:** APRIL 26, 2022  
**CC:** FILE

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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.

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



## **GRF ADMINISTRATION COMMITTEE**

### **GRF Election Procedures**

The following will be in effect for the election of directors to the Golden Rain Foundation (GRF) Board of Directors (BOD):

#### **1. ELECTIONS**

##### **1.1. ANNUAL ELECTION**

The election of directors for odd-numbered Mutuals will occur during odd-numbered years and the election of directors for even-numbered Mutuals will occur during even-numbered years. Each director shall serve a two-year term. One (1) director will be elected from each Mutual except for Mutuals One (1) and two (2) where there will be two (2) Directors.

##### **1.2. SPECIAL ELECTIONS**

Upon the occurrence of a vacancy on the BOD representing an odd- or even-numbered Mutuals, the process for a special election will begin within ten (10) days after the Secretary of the Board is notified of the vacancy.

#### **2. VOTING**

##### **2.1. QUALIFICATION FOR VOTING**

Members must vote by using the secret ballot. It may be mailed or handed in at the Annual Meeting prior to poll closing. Members may cast one (1) vote, except on the ballots of Mutuals One (1) and Two (2), members may cast two (2) votes, but they may not be cast cumulatively. Members may obtain replacement ballots by contacting the Inspector of Elections.

##### **2.2. CUMULATIVE VOTING**

Pursuant to the Bylaws, cumulative voting is not permitted.

##### **2.3. VOTING BY ACCLAMATION**

To the extent permitted by law, in the event the number of candidates at the close of nominations is the same as the number of open positions on the Board, those candidates shall be automatically elected, by acclamation, without further action, and the results shall be announced as required by these Rules and applicable law.

#### **3. CANDIDATES**

##### **3.1. CANDIDATE ELIGIBILITY AND QUALIFICATIONS**

All candidates **must** be members of GRF for at least one (1) year, at the time of nomination.

- 3.1.1.** Only members who meet the following criteria are qualified to be elected to the BOD:

**GRF Election Procedures**

**3.1.1.1.** Candidates and Directors may not have been convicted of a crime that would either prevent GRF from purchasing fidelity bond coverage or terminate GRF's existing coverage.

**3.1.1.2.** Candidates and Directors must be current in the payment of carrying charges. Note, this does not include non-payment of collection charges, late charges, fines, fines renamed as assessments, costs levied by a third party, or if the member has (1) paid under protest per Civil Code Section 5658; (2) has entered into and is current in a payment plan (defined as a signed written agreement between the Board and the Owner) per Section 5665, and is current and in compliance will all terms thereof; or (3) if the member has not been provided the opportunity to engage in Internal Dispute Resolution ("IDR").

All members of GRF have the right to engage in Internal Dispute Resolution ("IDR") and/or Alternative Dispute Resolution ("ADR"), pursuant to the Civil Code. A member may contact the Board, in writing, to initiate IDR/ADR. Note, if IDR/ADR is not scheduled and completed prior to the nomination deadline, candidates may be disqualified for non-payment of carrying charges.

**3.1.1.3.** Candidates **must** have been a member of GRF for at least one (1) year.

**3.1.2.** In addition to the foregoing qualifications, any member who is (a) an officer or director of a Mutual Corporation at Seal Beach Leisure World; (b) a member of any City Council; (c) a member of the Board of Supervisors of the County of Orange, California; (d) a member of the Planning Commission for the City of Seal Beach, California, or the County of Orange, California; (e) an elected official of any city, county, governmental body or political subdivision thereof; (f) an individual, a member of any entity or partnership, or an officer or director of any other corporation engaged in supplying material, services or labor to the Golden Rain Foundation, is strongly discouraged from running for the BOD, as such action creates a substantial time commitment and causes a potential conflict of interest. Further, such action may expose any individual member and/or the Board to unnecessary liability, including, but not limited to, breaching fiduciary duties.





## **GRF ADMINISTRATION COMMITTEE**

### **GRF Election Procedures**

The Corporate Secretary is authorized to determine the qualifications of a Director, pursuant to the terms of all GRF Governing Documents and applicable State laws.

- 3.1.3 Serving on both a Mutual Board and the GRF Board may require you to recuse yourself from some issues brought before the Board.

### **3.2. CANDIDATE APPLICATION MATERIALS**

Candidates shall turn in the following materials prior to the deadline set by the GRF.

- 3.2.1. Application for Candidacy as a GRF Director
- 3.2.2. Signed Candidate Eligibility Disclaimer (set forth below)
- 3.2.3. Signed Candidate Statement (set forth below)  
At the time of turning in candidate materials, candidates must present current GRF identification card. Candidates will receive a receipt for their application.

### **3.3. CANDIDATE ELIGIBILITY DISCLAIMER**

Refer to GRF By-laws, Article Six, Section 1. Candidates shall complete an Eligibility Disclaimer to set forth that they are qualified to serve on the GRF Board of Directors.

### **3.4. CANDIDATE STATEMENT**

Prior to the deadline established by the GRF, each candidate shall submit a Statement containing up to 300 words (no less than 12-point type, single sided). The statement shall be mailed with the ballot.

- 3.4.1. The statement shall contain the candidate's background, qualifications and platform, and shall not contain any disparaging or defamatory content.

### **3.5. NOTIFICATION OF NOMINATIONS FOR ELECTION OF DIRECTORS**

As prescribed by law, at least thirty (30) days before the close of nominations, GRF will provide individual notice of the election and the procedure for nominating candidates.

Additionally, the GRF shall place a notice in the Community newspaper not less than ninety (90) days prior to the election counting meeting that any member may place his or her name into nomination for the director position representing the





## **GRF ADMINISTRATION COMMITTEE**

### **GRF Election Procedures**

Mutual in which they reside. The notice shall be published in the Community newspaper every week thereafter until the closure of the nominating period.

#### **3.6. SELF-NOMINATION BY MEMBERS**

Members who wish to nominate themselves as a candidate for election to the BOD must do so in writing to the Stock Transfer Office prior to the closing of the application deadline.

**3.6.1.** All candidates shall be provided candidate instructions upon submitting their name for nomination.

**3.7.** A Mutual BOD may appoint a nominating committee for the purpose of recommending a candidate for the election. Any candidates who are recommended by their Mutual BOD or nominating committee will be given candidate instructions by the Stock Transfer Office.

**3.8.** Nominations from the floor or write-ins.

**3.8.1.** Nominations from the floor and write-ins are prohibited.

**3.9.** Campaign Cycle

**3.9.1.** The campaign cycle shall begin in February and end with the closing of the polls.

**3.10.** Equal Access to GRF Media

**3.10.1.** Candidates advocating a point of view for purposes reasonably related to the election shall be provided a one-time access to the GRF's website (LWSB website) during the campaign cycle as follows:

**3.10.1.1.** Submissions shall be posted on the election bulletin board on the LWSB website during the campaign cycle.

**3.10.1.2.** Submissions shall be limited to 300 words and shall not contain disparaging or defamatory content.

**3.10.1.3.** One submission shall be accepted from each candidate for posting on the LWSB website.

**3.10.2.** Candidates advocating a point of view for purposes reasonably related to the election may purchase, subject to space availability and advertising guidelines established by the News Office, a maximum of a half-page of space in an edition of the Community newspaper at regular advertising rates during the campaign cycle. No other access to the Community newspaper will be granted.



## **GRF ADMINISTRATION COMMITTEE**

### **GRF Election Procedures**

- 3.10.3.** Equal access to clubhouse meeting spaces shall be provided at no cost to all candidates, including those who are not incumbents, and to all members advocating a point of view for purposes reasonably related to the election. The clubhouses are subject to availability by reservation only on a first-come, first-serve basis.
- 3.10.4.** In the event that incumbent directors makes any statements or take any actions, solely in the context of those directors' performance of their duties as directors, any and all such statements or actions shall not constitute provision by the GRF of access to its media for campaign purposes.
- 3.10.5.** In the event that GRF's media reports any candidates' statements or actions that are reasonably unrelated to the election, the reporting of such shall not constitute provision by GRF to its media for campaign purposes.
- 3.10.6.** In accordance with Civil Code 5135, no GRF funds shall be used for campaign purposes, except to the extent necessary for the GRF to comply with the duties imposed upon it by law.
- 3.10.7.** Campaign Restrictions
  - 3.10.7.1.** Candidates are entitled to purchase labels for the addresses in their Mutual at a FLAT RATE OF \$10 PER REQUEST, PLUS \$0.25 PER SHEET. This is to be paid at the time the labels are ordered. Labels can be ordered by completing an "Access to Documents" form in the Accounting Department. This list will not contain all addresses as some Shareholders have opted out of receiving campaign correspondence.
  - 3.10.7.2.** You MAY NOT use a Mutual e-mail contact list to send campaign related correspondence. If you violate this Campaign Rule, you will be liable for reimbursing GRF for the cost of the election and you may be removed as a candidate.
- 3.10.8.** Non-Responsibility for Statements and Actions  
Neither GRF or its officers, directors or employees shall be responsible for any claims, damages, injuries, judgments, orders or settlements, including attorney's fees, arising from a candidate's statement or actions made in connection with an election.



## **GRF ADMINISTRATION COMMITTEE**

### **GRF Election Procedures**

#### **4. ELECTION MEETINGS**

The GRF BOD will convene a special meeting one week prior to the Annual Meeting for the purpose of the Inspector of Election counting secret ballots. All members are welcome to attend the special meeting.

In the case of a special election, the GRF BOD will convene a special meeting approximately thirty (30) days after the ballots are mailed for the purpose of the Inspector of Election counting ballots. All members are welcome to attend the special meeting.

#### **5. ELECTION PROCESS**

- 5.1. The GRF Administration Committee shall review the election materials and the election process and recommend approval to the GRF BOD.
- 5.2. GRF shall contract with an independent third-party vendor to perform all election services as Inspector(s) of Election. The vendor will be directed to conduct the election and be accountable for the conduct of the election in accordance with this policy, all applicable codes, GRF By-Laws, and state laws.
- 5.3. During its meeting in February, the GRF Administration Committee of the GRF BOD will recommend that the Board appoint the election services company as its Inspector(s) of Election.
- 5.4. During its meeting in February, the BOD will appoint the election services company as its Inspector of Election.

#### **6. ELECTION MATERIALS**

##### **6.1. Notice of Election**

At least thirty (30) days before the ballots are distributed, GRF will provide general notice of (1) the date and time by which, and address where, ballots are to be returned; (2) the date, time and location of the meeting to tabulate the ballots; and (3) the list of all candidates' names that will appear on the ballot.

##### **6.2. Verification of Election Material**

GRF shall permit members to verify the accuracy of their individual information on the Election Material at least thirty (30) days before the ballots are distributed. GRF or any member shall report any errors or omissions for either list to the inspector(s) of election who shall make the corrections within two (2) business days.

"Election Material" means the following documents: returned ballots, signed voter envelopes, Candidate Registration List and the Voter List. The Candidate Registration List means the list of qualified candidates existing as of the close of nominations. The Voter List may include: the name, voting power and either the



## **GRF ADMINISTRATION COMMITTEE**

### **GRF Election Procedures**

physical address of the member's separate interest or the parcel number, or both; and the mailing address of the member (if different from the physical address or if the parcel number is used).

#### **6.3. Ballot Packet**

The ballot packet will consist only of a secret ballot, voting instructions, any candidate statements/resumes, a copy of the election rules, two return envelopes, and mailing instructions for the election. The ballot packet will be mailed no less than thirty (30) days prior to the ballot counting meeting. Note, the election rules may be provided by individual delivery or by posting same on an internet site and providing the corresponding internet.

#### **6.4. Secret Ballots Returned by Mail**

**6.4.1.** The secret ballot is required to be mailed to the Inspector(s) of the Election for proper verification and validation and must be received before noon on the date established on the ballot.

**6.4.1.1.** Ballot can also be delivered to the Special Election Meeting prior to poll closing.

**6.4.2.** The mail-in secret ballot is irrevocable once received by the Inspector(s) of the Election.

**6.4.3.** The denial of a ballot to a person with general power of attorney for a member is prohibited. (Civil Code Section 5105(g)(2).) A ballot submitted for a member by an individual with general power of attorney is valid so long as it is submitted in a timely fashion.

**6.4.4.** The Inspectors of Election will open and process, in public view, the mail-in secret ballots on the day of the special meeting held for the purpose of counting ballots as outlined under Section 7.

**6.4.4.1.** If a secret ballot is compromised or improperly sealed or addressed, or has any identifying marks, it will be invalidated by the Inspector(s) of the Election.

## **7. INSPECTOR(S) OF THE ELECTION**

**7.1.** Inspector(s) of the Elections shall perform the following:

**7.1.1.** Determine the number of shareholders entitled to vote and the voting power of each.

**7.1.2.** Establish a mailing address for mail-in ballots, and the contact phone number for members' questions.



## **GRF ADMINISTRATION COMMITTEE**

### **GRF Election Procedures**

- 7.1.3. Prepare and mail to all members in the odd- or even-numbered Mutuals, no later than thirty (30) days prior to the election meeting, the notice letter, mail-in secret ballot, any candidate statements/resumes, voting instructions, the election rules, two envelopes, and mailing instructions for the GRF election, in a manner consistent with providing and ensuring that the member's vote will be by "secret ballot."
- 7.1.4. Receive secret ballots, which can be mailed in, or hand delivered to the Special Election Meeting prior to poll closing.
- 7.1.5. Open secret ballots at the special meeting for the purpose of counting ballots.
- 7.1.6. Count and tabulate all votes.
- 7.1.7. Determine the results of the election.
- 7.1.8. Certify, in writing, that the election was held in accordance with this policy and Section 5110 of the Davis-Stirling Common Interest Development Act (the Act).
- 7.1.9. Consult with GRF's legal counsel, if necessary, to fulfill the Inspector(s)' obligations under the law.

### **8. OBSERVERS OF THE ELECTION**

Any candidate or member of the GRF may witness the counting and tabulation of the votes. However, the Inspector(s) of Election may establish reasonable guidelines for candidates and members for the observing of the counting and tabulation of ballots, including guidelines on distance from which observers may stand.

### **9. BALLOT RETENTION**

- 9.1. The sealed ballots at all times shall be in the custody of the Inspector or Inspectors of election or at a location designated by the inspector or inspectors until after the tabulation of the vote, and until the time allowed by Section 5145 of the Civil Code (twelve months) for challenging the election has expired, at which time custody will be transferred to GRF.
- 9.2. After the transfer of the ballots to GRF, the ballots shall be stored by GRF in a secure place for no less than one year after the date of the election.

## GRF ADMINISTRATION COMMITTEE



### GRF Election Procedures

#### Document History

Adopted:	15 Jun 76	Amended:	20 Aug 96	Amended:	19 Aug 97
Amended:	15 Sep 09	Amended:	15 Feb 11	Amended:	24 Feb 15
Amended:	23 Feb 16	Amended:	27 Dec 16	Amended:	12 May 17
Amended:	28 Nov 17	Amended:	23 Jul 19	Amended:	28 Jan 20
Comm. Name Chg.	24 Aug 21	Amended:	26 Oct 21		

**Keywords:** GRF Election Candidate Voting GRF Board  
Administration  
Committee



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## BOARD ACTION REQUEST

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**TO:** GRF BOARD OF DIRECTORS  
**FROM:** GRF ADMINISTRATION COMMITTEE  
**SUBJECT:** **TENTATIVE VOTE:** AMEND 30-5093-1, AUTHORIZED RESIDENT RULES OF CONDUCT  
**DATE:** APRIL 26, 2022  
**CC:** FILE

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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.

I move 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.



## 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 Trust Property, or unauthorized/unlawful entry, use or trespass upon Trust Property.

**2.4.1.11** Theft of any Trust Property.

**2.4.1.12** Egregious behavior of any kind.

**2.4.1.13** 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	Amended:	22 Mar 22

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

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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

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## BOARD ACTION REQUEST

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**TO:** GRF BOARD OF DIRECTORS  
**FROM:** GRF ADMINISTRATION COMMITTEE  
**SUBJECT:** AMEND 30-5024-1, COMMITTEE STRUCTURE  
**DATE:** APRIL 7, 2022  
**CC:** FILE

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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.

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. No Committee can consist at a quorum of the Board.

#### **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.** 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;

**2.4.** The BOD 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.

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

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

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

~~2.6.~~ **2.7. Sub-committee cannot have a quorum as members.**

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

**3.1.** The GRF President, with BOD 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 and/or dissolved by the BOD. For example, a committee
- 44 preparing recommendations for redecorating the lobbies would continue its
- 45 work despite the election of a new BOD.
- 46
- 47 **3.3.** Ad hoc committees have no power to make decisions.
- 48
- 49 **3.4.** The BOD recognizes the important contribution that can be made by (M/Os,
- 50 in residence, in this community. M/Os Specialist may be appointed to an
- 51 Ad hoc Committee. Renters/Lessees, Co-occupants and Qualified
- 52 Permanent Residents cannot serve.
- 53
- 54 **3.4.1.** M/Os serve in an advisory capacity only, having no voting
- 55 power and cannot comprise a majority of the Ad Hoc
- 56 Committee.
- 57
- 58 **3.5.** Once an assigned project has been completed, the committee gives a final
- 59 report to the Board. The Board may vote to dissolve the Ad hoc Committee.
- 60
- 61
- 62

#### **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	Amended:	22 Mar 22		

<b>Keywords:</b>	Administration	Committee	GRF Board	Member Specialist	Ad Hoc
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## BOARD ACTION REQUEST

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**TO:** GRF BOARD OF DIRECTORS  
**FROM:** MUTUAL ADMINISTRATION COMMITTEE  
**SUBJECT:** AMEND POLICY 50-1672-4, PROPERTY & LIABILITY INSURANCE INFORMATION  
**DATE:** APRIL 7, 2022  
**CC:** FILE

---

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.

I move to amend 50-1672-4, Property & Liability Insurance Information, approving the suggested changes by the GRF Legal Counsel, as presented.

## **STOCK TRANSFER**

### **Property & Liability Insurance Information**



**Fire**



**Natural Disaster**



**Water Damage**



**Theft**

### **Insurance is Your Responsibility.**

#### **Information About Insurance Every LW Resident/Shareholder Should Know.**

If it is determined that you are the cause of a fire or water damage resulting in large scale serious damage to your co-op or condo or you neighbor's co-op or condo or to the structure of the building or surrounding buildings and common areas, you may be held financially responsible for those losses.

Your Mutual Master Policy covers your Mutual buildings along with all common areas except earthquake damages.

### **Mutual insurance does not cover:**

1. Your personal liability in the event you become legally liable for causing bodily injury and/or property damage to another person;
- ~~2.~~ Any earthquake damages;
- ~~3.~~ 2. Your personal belongings;
- ~~4.~~ 3. Non-standard property inside the walls of your condo or co-op, including the nonstructural upgrades, alterations and/or interior or exterior improvements of your co-op, or condo. These include but are not limited to upgraded doors, double-pane windows, flooring, window treatments, granite countertops, appliances, air conditioning, heat pumps, etc.
- ~~5.~~ 4. Liability arising out of automobile accidents.

Shareholders in a co-op face similar insurance risks as homeowners, but their insurance needs are somewhat different in that they are only responsible for the nonstandard property upgrades, alterations and/or interior improvements of their units. Insurance companies do not have policies that are specifically designed for co-ops, so the best fit for your co-op is what is called an HO-6 condo policy. This policy is broad enough to provide the coverage you will need to safeguard the personal property and interior items that are your responsibility, along with your personal liability.

(Aug 21)

**GOLDEN RAIN FOUNDATION Seal Beach, California**





## **STOCK TRANSFER**

### **Property & Liability Insurance Information**

#### **Protect yourself and others by maintaining HO-6 liability insurance on your apartment**

It is important to note, under the terms and conditions of the occupancy agreement and applicable Mutual Policies, you may be financially responsible for a loss including but not limited to the policy deductible which could be as high as \$50,000 per occurrence.

#### **The Mutual Insurance Deductible is \$50,000.00**

You should also be sure your personal insurance policy covers you for Additional Living Expenses (ALE). This is normally standard on an HO-6 policy. This coverage would come into play if your co-op or condo becomes uninhabitable due to a covered cause of loss not attributable to the Mutual, such as fire or water damage, and would contribute toward the additional living expenses you would incur to live elsewhere, until such time as your co-op or condo is again habitable.

#### **Failure to maintain insurance on your unit may leave you legally liable for damages you or your guests may cause**

In the event you (or the previous owner) expanded your co-op and everything was properly permitted, the expansion becomes part of the Mutual buildings and in the event of a covered loss your unit would be re-built by the Mutual's insurance according to standard building materials only. You would be responsible for any non-standard, non-structural items within the expansion, including but not limited to upgraded doors, bay windows, triple-pane windows, flooring, window treatments, granite countertops, appliances, air conditioning, heat pumps, etc. It is important you advise your insurance agent if your unit contains these types of upgrades and/or alterations.

#### **It is important that you advise your insurance agent of any upgrades and/or alterations to your co-op or condo**

We strongly suggest that you discuss the Master Policy with a qualified insurance provider to ensure that you have adequate protection in the event of a loss or claim.

Complete Master Insurance Policy is available upon request (subject to copy fees due to size of document).

(Aug 21)

**GOLDEN RAIN FOUNDATION Seal Beach, California**



## **STOCK TRANSFER**

### **Property & Liability Insurance Information**

Practice fire safety. Stove-top fires can be deadly and devastating to the people involved, as well as very costly. A pot or pan left carelessly on an active burner can cause damage to an entire building and its surroundings.

Your personal liability is also a standard component within an HO-6 policy. This coverage is meant to pay your defense costs in the event you are named in a lawsuit along with any judgement costs that are levied against you. This coverage is triggered when you have been accused of causing bodily injury or property damage to another person or damage to their property. Examples of loss could include a person (s) injured inside your home, dog bites, golf cart accidents, etc. Any costs an insurance company would pay in the event of covered cause of loss would only be up to the policy limit you chose.

Many of the more expensive items a resident owns can have limited coverage under a standard HO-6 policy. If you have such items they should be scheduled within a "Personal Article Floater" to ensure you are properly insured. These items include jewelry, furs, expensive cameras, golf equipment, fine arts, collections, computer equipment, etc.

To ensure you are properly compensated for your damaged items you should keep an inventory of all your personal belongings, and those should be sent to your agent. Many insurance companies offer a "household inventory" form that will enable you to list items of concern along with the purchase dates and original costs. Pictures should also be taken of each valuable item along with each room, including closets, open drawers, and carport storage cabinets that contain items you would want replaced in the event of a loss. Pictures and receipts of major items should be sent to your insurance agent and be kept in a fireproof safe or an offsite location.

The best advice is to consult with a professional insurance agent that is knowledgeable about you and your co-op or condo to ensure that you are sufficiently prepared in the event of a loss or disaster.

**Automobile Liability Insurance is purchased separately from the HO-6 and can also be purchased through your insurance agent.**

**Please note that this is not a professional opinion regarding insurance. Any questions or concerns should be referred to the opinion of a licensed insurance agent or carrier.**

#### **Document History**

Reviewed: 14 Jul 21	Reviewed: 9 Aug 21	<u>Reviewed:</u>	<u>13 Sep 21</u>
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<b>Keywords:</b> Stock Transfer	Property and Liability Insurance	Property	Liability	Insurance
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## BOARD ACTION REQUEST

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**TO:** GRF BOARD OF DIRECTORS  
**FROM:** PHYSICAL PROPERTY COMMITTEE  
**SUBJECT:** RESERVE FUNDING REQUEST - CLUBHOUSE TWO RENOVATION  
**DATE:** APRIL 12, 2022  
**CC:** FILE

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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.

I move to award contracts 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.

# Custom Glass

Estimate



DATE	ESTIMATE...
10/15/2021	12127

NAME / ADDRESS  
 Golden Rain Foundation  
 Seal Beach Leisure World  
 P O Box 3519  
 Seal Beach, Ca. 90740

QTY	DESCRIPTION	COST	PROJECT
			TOTAL
	CLUBHOUSE 2 Main Entry Windows ONLY		
	Remove & Replace existing fixed windows w/ NEW storefront frames and 1" Graylite II / Low E energy efficient insulated glass		
	Install new dark bronze Storefront Sub-frames inside existing Steel Structure frames (6) 5-0 x 7-0 fixed windows	12,600.00	12,600.00
	Clad existing Steel frames w/ Dark Bronze anodized brake metal to match new sub-frames (Inside & Out)	3,265.00	3,265.00
TOTAL			\$15,865.00



"The Homeowner's Choice"

## Leisure World Clubhouse Two Painting Agreement

September 22, 2021

Requested By:  
**George Hurtado**  
Physical Properties Office  
P.O. Box 2069  
Seal Beach, CA 90740

Submitted To:  
**LW Clubhouse Two**  
Seal Beach, CA 90740

We appreciate this opportunity to submit an estimate for the repainting of your property. After thoroughly inspecting the property, we respectfully submit the following recommendations for painting.

**Recommendations:** The following items are included in our bid:

**Project Leadership:** English speaking lead man will be on the project at all times and is available by cellular phone. Skilled, experienced craftsmen employed by HUTTON PAINTING will perform all work. No sub-contractors will be used.

**Work Schedule:** Work will be scheduled between 8 A.M. and 4:30 P.M. Monday thru Friday. All employees are issued company shirts for easy identification.

**Plastic All Windows:** All windows will be covered with plastic sheeting in the areas to be sprayed.

**Scope of Work:** The preparation and painting of the interior portions of Clubhouse Two including: lobby, auditorium, kitchen, hallways, closets, restrooms, and backstage. All oil surfaces will be full primed.

**Products:** Vista Paint fine quality paint products. Vista Carefree semi-gloss and eggshell finishes.

**Colors:** Similar to existing or one coat coverable colors.

**Completion time:** This project will take approximately 10 working days or less to complete.

**This agreement excludes painting the following:** Kitchen cabinets, appliances, and anything not previously painted.





State Contractor's License No. 934663

"The Homeowner's Choice"



## Leisure World Clubhouse Two Painting Agreement

Price and Acceptance: To prepare and paint the interior of Clubhouse 2 as specified.

<u>Description:</u>	<u>Price:</u>	<u>Initial Acceptance</u>
Interior of Clubhouse Four	\$28,000	

HUTTON PAINTING

By \_\_\_\_\_

**Acceptance:** The above initialed price and agreement is satisfactory and acceptable. The contractor is authorized to do the work as specified.

\_\_\_\_\_  
Association Representative

\_\_\_\_\_  
Date

Contractor shall furnish all stains, paints, labor, tools, equipment, insurance and all other necessary supplies to perform a complete job as specified.

Safety shall be of the utmost importance during the progress of the work. The Contractor will take all steps to safeguard persons during the times that they are on the project.

The Management is provided with insurance certification for general liability and worker's compensation.

Contractor shall leave the Association one gallon of touch-up paint of each color or type of paint used on the project. The Association assumes total responsibility for the use, storage, and disposal of the touch-up paint.

This agreement supersedes any other written or oral agreement. Hutton Painting may withdraw this agreement if it is not accepted within 45 working days.

In the event that any or both parties go to court, the prevailing party will be entitled to reimbursement of reasonable attorney's fees.



"The Homeowner's Choice"

State Contractor's License No. 934663



## Leisure World Clubhouse Two Painting Agreement

**Payment Schedule:** Payment due upon completion.

**Warranty:** Hutton Painting will perform touch-ups on the warranted areas for the life of the warranty at no charge. Our warranty is limited to the paint flaking and peeling for the following time periods: interior walls for five years. Areas not included in our warranty are termite and dry rot areas, work or damage done by others and repair work.

*Under the Mechanic's Lien Law, any contractor, subcontractor, laborer, material man or other person who helps to improve your property and is not paid for his labor, services or material, has a right to enforce his claim against your property.*



State Contractor's License No. 931663

"The Homeowner's Choice"



### Jobs in Progress

<b>Yorba Meadowood</b> Via De Jinete, Yorba Linda Bonnie Atkinson, Huntington West Properties 714 891-1522	<b>September 2021</b>	<b>78 units</b>
<b>The Bluffs (Phase 4)</b> Vista Bonita, Newport Beach On-Site Manager, Mark Harrison, Keystone Pacific 949-759-1200	<b>June 2021</b>	<b>102 units</b>

### Recent Jobs Completed

<b>Lake Center Office Buildings</b> Lake Center Dr., Santa Ana Greg Oymaian, Keystone Pacific 949-838-3255	<b>August 2021</b>	<b>7 units</b>
<b>Fairmont Hill</b> Echo Hill Lane, Yorba Linda Taryn Martin, Stonecastle Community Management, 714-395-5245	<b>January 2021</b>	<b>496 units</b>
<b>Jasmine Creek</b> 110 Jasmine Creek Dr, Corona Del Mar On-Site Manager Rene Viamonte 949-760-2664	<b>March 2021</b>	<b>79 units</b>
<b>Moulton Parkway 2</b> Via San Rafael, Laguna Hills Kelly Shaw, Common Interests, 949-248-3878 Ext. 128	<b>August 2020</b>	<b>214 units</b>
<b>Bixby Village</b> Wakefield Court, Long Beach Brianna Miers, Powerstone Property Management, 949-372-4038	<b>September 2020</b>	<b>70 units</b>
<b>Brisbane</b> 58 Burlingame, Irvine Jamie Gould, Crummack Huseby Management, 949-367-9430 Ext. 209	<b>May 2020</b>	<b>130 units</b>



Lic.# 987670

# Proposal

Date Estimate #

2/10/2022 17-1099

ATTN:

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

## Project

Club2 Lighting&Control

Description	Qty	Rate	Total
Electrical & Lighting Clubhouse 2 Lighting Fixtures - HEW - RNDP Pendant (4FT, 4000K) RNDP - 4 - L200/940-FXA-ACF*4P/D240-S240-38/W-DIMLINE-120 ( Supplied By Others GRF )	5		0.00
Electrical & Lighting HEW - RNDP Pendant (4 FT, 4000K) RNDP - 4 - L200/ 940-FXA -ACF* 4PD/D300-S30038/W-DIMLINE-120 (Supplied By Others GRF)	14		0.00
Electrical & Lighting/ - Control Lighting Materials For Lighting Listed Above	1	3,300.00	3,300.00
All Labor & Equipment For Installation And Electrical Per Leisure World GRF Provided .	1	31,200.00	31,200.00
Misc./ Restoration Of Any Stucco Or Wood Touch Up . Additional cost TBD if needed. City Permits & Fees Reimbursable .			

\*Exclusions: Demo grading, water, permits, surveys, approved plans, soils tech, inspections, underground utilities that may be damaged during excavation, all work or items furnished by others.

We can schedule this work to meet your production requirements. Thank you for your consideration. We trust we can be of service.

Michael J. Jurado

**Total** \$34,500.00

Approved By: \_\_\_\_\_

Date: \_\_\_\_\_



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

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## BOARD ACTION REQUEST

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**TO:** GRF BOARD OF DIRECTORS  
**FROM:** PHYSICAL PROPERTIES COMMITTEE (MW)  
**SUBJECT:** CAPITAL FUNDING REQUEST - STORM DRAIN SCREENS PROJECT  
RESURRECTION  
**DATE:** APRIL 26, 2022  
**CC:** FILE

---

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)

I move 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 will commit to the 20% match if grant is successful.



4/20/2022

Iris Lee  
Deputy Public Works Director/City Engineer  
Public Works Department  
City of Seal Beach - 211 Eighth Street, Seal Beach, CA 90740

Denice Bailey  
Project Engineer  
Public Works Department  
City of Seal Beach - 211 Eighth Street, Seal Beach, CA 90740

Dear Iris and Denice:

G2 Construction (G2) is pleased to offer this Proposal to the City of Seal Beach and Leisure World to install storm drain screens throughout Leisure World. This proposal is based on our evaluation of the Inlets, the City's Storm Atlas Maps, and research on Google Earth and includes our recommendations and cost estimate to successfully complete the work.

Our proposed project includes custom fabrication and installation of storm water screens inside 174 of Leisure World's Inlets. All grated Inlets in streets and parking lots will receive a stainless-steel screen that filters to 5mm. G2's screens are CA State Waterboard certified as *Full Capture Systems*, and this project will make Leisure World's streets and parking lots fully compliant with the State's Trash Amendment regulations.

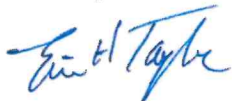
The total estimated cost to complete the proposed scope of work is \$495,000. This amount includes a 10% contingency and 10% for inspection related costs.

As we discussed, this Leisure World / City of Seal Beach project is an ideal candidate to win a 2022-23 OCTA Environmental Cleanup Program "Project X" grant that will cover 80% of the costs. With a winning grant application, OCTA's grant will reimburse \$396,000 and Leisure World / the City would be responsible for \$99,000.

This project will be very similar to the past successful projects that the City of Seal Beach and G2 Construction has performed. The City's excellent history of winning OCTA grants and G2's deep experience installing effective projects across Orange County points to an extremely high probability of receiving an OCTA grant.

Attached is a summary of our Proposal for your and Leisure World's Board of Director's evaluation. If you have any questions or feedback, then please do not hesitate to contact me. I look forward to the opportunity of working with you and the City once again.

Sincerely,



Eric H. Taylor, LEED AP BD+C, PMP  
VP, Projects & Business Dev  
G2 Construction, Inc.  
714.679.2550 [www.g2construction.com](http://www.g2construction.com)



# PROPOSAL

## **Storm Water Screen Project**

*Full Capture Systems for Water Quality  
& State Water Board Mandates*

Prepared For:

Leisure World Board of Directors  
&  
City of Seal Beach Public Works



Prepared By:

Eric Taylor, *PMP, LEED*  
G2 Construction, Inc.  
1352 E. Borchard Ave.  
Santa Ana, CA  
(714) 679-2550

April 20, 2022

# Leisure World Seal Beach

CPS-Mod™, GITS™, FXSS™ & ARS-CL™ Installations

## Proposal Summary

Leisure World Seal Beach is a premier community for active seniors, and is located in Seal Beach, CA. The community's co-ops and condos, golf course, swimming and exercise facilities, clubhouse, landscaping, roads, and parking lots are spread across more than 500 acres of resort-like grounds. Leisure World Seal Beach (LWSB) is in close proximity to the Pacific Ocean and to freeway access.

LWSB has approximately 225 inlets that collect storm water runoff. Of these inlets, about 174 are located in street and parking lots, and about 51 are in non-paved grassy areas between buildings.

Storm water runoff contributes to pollution and negatively impacts the water quality of watersheds, streams, groundwater, oceans, and all bodies of water.

The California State Water Board has mandated that municipalities screen their storm water inlets and catch basins to capture all sources of pollution that are 5 millimeters (less than 2/10ths of an inch) or larger. The Water Board has certified specific screens as *Full Capture Systems* (FCS) that can be installed to meet this mandate.

G2 Construction, Inc. (G2) of Santa Ana designs, fabricates, and installs its own *Full Capture Systems* made of 304 stainless steel. G2 is the leading storm water screen provider in Orange County and has installed over 25,000 screens in SoCal over the past 15 years.

Orange County Transportation Authority (OCTA) has established its Environmental Cleanup Program (ECP) that provides grants to Orange County cities for projects that protect stormwater runoff. Their annual grants cover 80% of an approved project's costs.

### G2's Proposal Summary

G2 proposes to custom fabricate and install our *Full Capture Systems* proprietary screens in all 174 LWSB inlets located on paved surfaces. Additionally, for the 48 inlets with curb-opening, we will install screen to prevent larger objects from entering the inlet. In total, G2 will fabricate and install about 304 unique screens made of stainless steel.

Completion of this project will make Leisure World Seal Beach completely compliant with the Water Board's requirements for *Full Capture Systems*. G2's devices come with a 10-year warranty. However, the expected life of our devices is 20 years.

G2 would work with LWSB and the City of Seal Beach to apply for and win an OCTA Grant to fund 80% of the project costs. The total project cost is estimated to be \$495,000. LWSB's matching share would be \$99,000.

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C- Project Devices	12
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# Leisure World Seal Beach

## CPS-Mod™, GITS™, FXSS™ & ARS-CL™ Installations

### BACKGROUND

#### Location of Potential Project

Leisure World in Seal Beach is approximately one square mile in size and home to about 9,000 residents in 6,608 homes. The population density is 4 times higher than for the City of Seal Beach as a whole (~ 2,172 per square mile). Leisure World Seal Beach's (LWSB) population density and associated automobiles make the entire community priority land use (PLU) for stormwater protection.

#### Evaluation by G2 Construction (G2)

G2 has installed storm water screens for the City of Seal Beach on several projects. G2 was asked by the City's Director of Public Works, Ms. Iris Lee, to evaluate Leisure World's inlets for a potential project. G2 performed a visual review of Leisure World's *Inlets* via Google Earth, and found all 225 inlets on the Storm Drain Atlas Maps. G2 also performed two half-day field reviews of Leisure World's inlets in conjunction with Ms. Bailey in early 2021 to collect measurements of a small sample of Inlets.

Of the 225 total inlets inside Leisure World, we found 174 to candidates for storm water screens that qualify for OCTA's Project X grant. The 51 inlets found between buildings and not located on streets or parking areas, are not included for screens in this proposal.

All 174 targeted storm water inlets have grate covers, except one. Forty-eight of the inlets have curb-openings with grates in front.

The following Attachments help to clarify this proposal:

- A. Map showing the location of the 174 targeted inlets.
- B. Leisure World's different inlet types.
- C. G2 Construction's devices to be installed.
- D. Scope and Cost Estimates

After G2 evaluated each inlet type we identified the potential screen types, and then applied G2's Master Agreement pricing with OC Public Works / OCTA, which is only available to Cities in Orange County. Therefore, we are confident in our cost estimate and this proposal's excellent value.

G2 is pleased to provide this Proposal to install our Storm Water screens in 174 of Leisure World's *storm water Inlets* on paved streets and parking areas. Our patented CPS-Mod™ and GITS™ screens are proven effective at stopping trash and debris 5mm or larger from getting into waterways and the ocean, and are certified by the CA State Waterboard as *Full Capture Systems* and meet the State's Trash Amendment regulation.

Additionally, all 48 *Inlets* with curb-openings will get a second screen, G2's FXSS or ARS-CL™, to stop trash and debris from entering the Inlet through the curb opening. These stainless-steel screens are effective, rugged and look good. G2 will install over 300 linear feet of curb-opening screens.

#### Inlet Breakout

G2's evaluation of Leisure World found 225 catch basins and grated inlets designed for stormwater runoff.

The found drains were categorized into these Types:

1. ( 1 count) Catch Basin (10' wide) with short curb-opening height\*, and 3 grates in front
  2. (41) Catch Basin (7' wide) with short curb-opening height\*, and 2 grates in front
  3. ( 5 ) Catch Basin (3.5' wide) with short curb-opening height\*, and 1 grate in front
  4. ( 1 ) Catch Basin (3.5' wide) with standard curb-opening height, no grate
  5. ( 9 ) Inlet in roadway gutter (7' wide) with 2 grates
  6. (16) Inlet in roadway gutter (3.5' wide) with 1 grate
  7. (27) Inlet with large heavy 2 grates in driveway areas
  8. (30) Inlet with large heavy square grates in driveway areas
  9. (30) Inlet of various sizes with grates
  10. (14) Inlets small
  11. (51) Inlet in grass areas (non-road)
- (225) Total Count



## ATTACHMENT A

### **Leisure World STORMWATER INLET LOCATIONS**

## PROJECT MAP

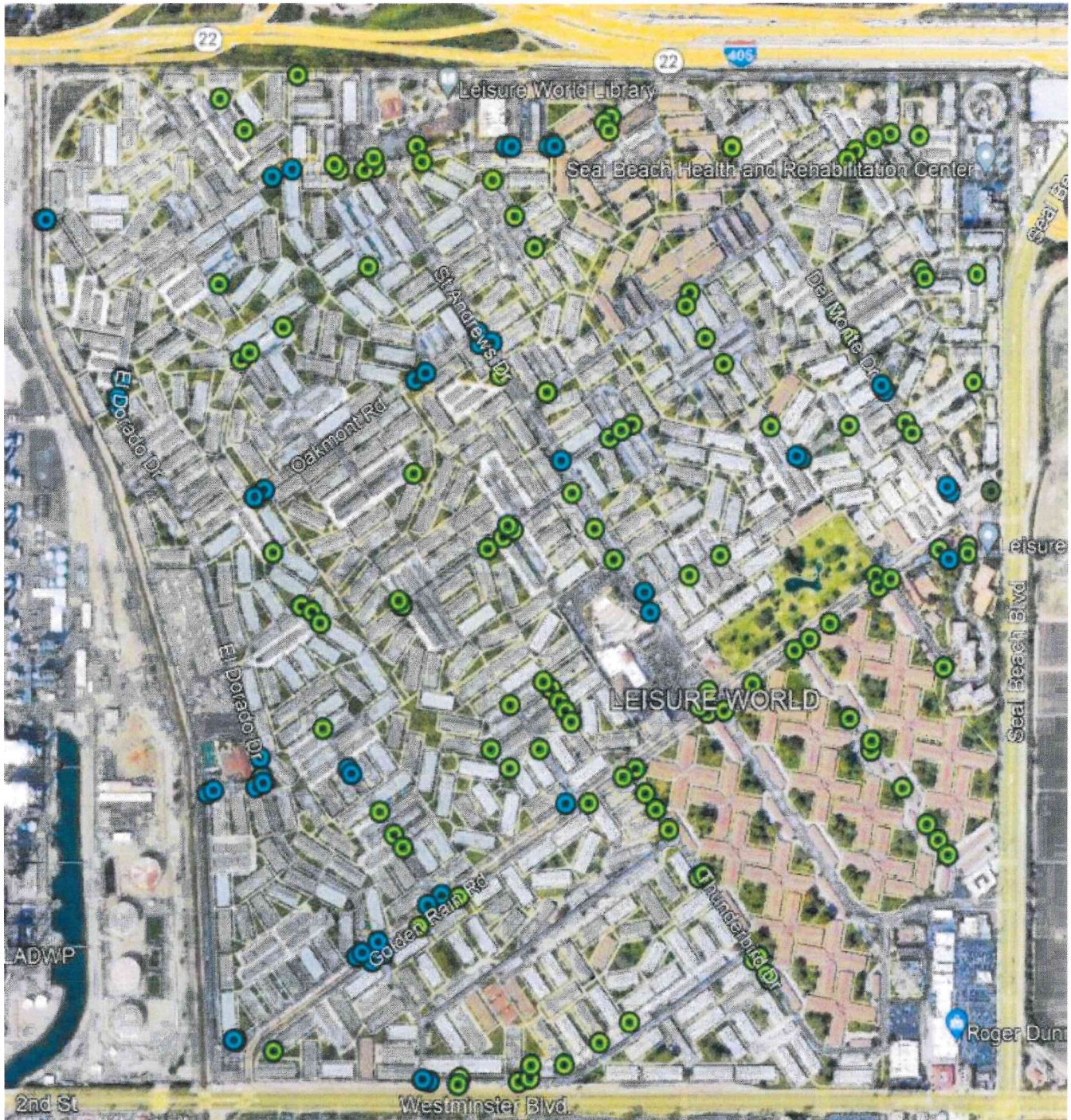
### Leisure World's 174 Inlets in Streets & Parking Lots



= Grates only (126)



= Curb-Openings with Grates (48)



ATTACHMENT B

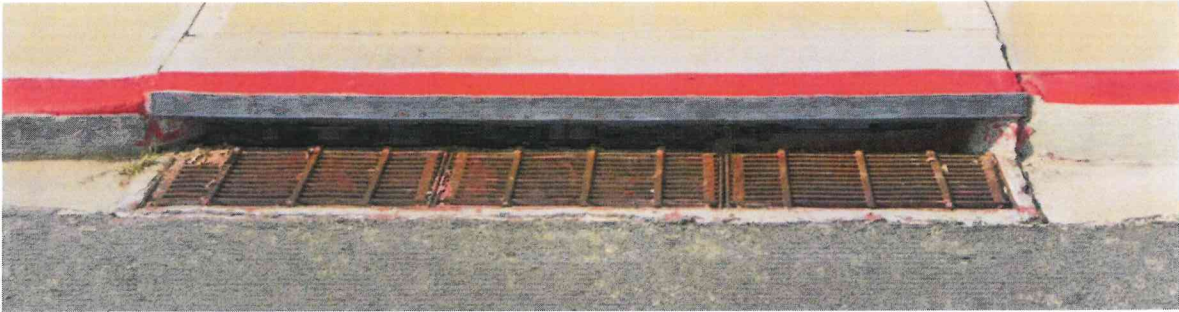
**Leisure World**  
**STORMWATER INLET**  
**TYPES**



## Leisure World – Inlet Types

### EXAMPLES

#### Inlets with Curb-Openings and Grates

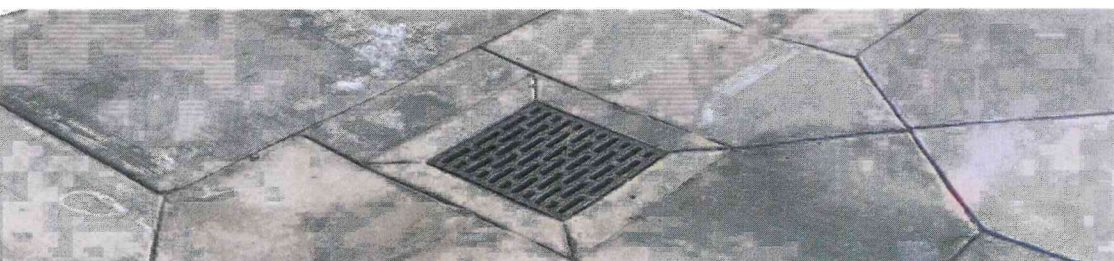


#### Inlet with Curb-Opening, No Grate





## LWSB's Inlets with Grates Only - Examples



## ATTACHMENT C

### **Leisure World PROJECT DEVICES**



## PROJECT STORM WATER SCREENS by Leisure World Inlet Type

**Inlets with Curb-Openings and Grates** to receive both a Curb-Opening screen and a *Full Capture System* screen.

1.A **G2 FXSS™ Curb-Opening Fixed Screens** 304 Stainless Steel with ¾" Holes



or

1.B **G2 ARS-CL™ Curb-Opening Retractable Screens** 304 Stainless Steel with ¾" Holes



\* Leisure World's curb opening heights are shorter than typical. ARS-CL screens that hinge and swing inward may not be the best option. FXSS customized fixed screens are made of the same ARS-CL materials but have no moving parts. There is no concern of flooding due to fixed screens since all locations have grates in front.

AND

2. **G2 CPS-Mod™** patented **Connector Pipe Screen Full Capture System**. 304 Stainless Steel with 5mm filtration holes. Installed inside the Inlet catch basin around the discharge pipe.





**Inlets with Grates Only** to receive one *Full Capture System* screen inside the Inlet.

- A. **G2 CPS-Mod™** patented **Connector Pipe Screen** *Full Capture System*. 304 Stainless Steel with 5mm filtration holes. Installed inside the Inlet catch basin around the discharge pipe.



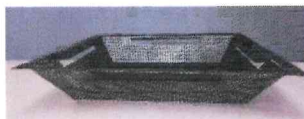
OR When space is limited in the Inlet:

- B.1 **G2 GITS™ Grated Inlet Trash Screen** *Full Capture System Screen* 304 SS with 5mm Holes  
Installed directly under the grate.  
Full-Size



- B.2

LoPRO GITS for shallow inlets.



## ATTACHMENT D

### PROJECT COST ESTIMATES

## COST ESTIMATE

<u>Description</u>	
<b>G2 Construction, Inc.</b>	
\$15,000	Mobilization
\$384,247	Screen Devices, Custom Design, Fabrication, Installation, Photos, Measurements, Project Management
\$8,178	Inlet Cleaning
\$7,500	Traffic Control and grate removal
\$12,575	Performance Bonds
<hr/>	
\$412,500	Sub-Total
\$41,250	Contingency (10%)
<b>City of Seal Beach</b>	
\$41,250	Inspection costs (10%)
<hr/>	
<b>\$495,000</b>	<b>Total Project Cost</b>
<b>Cost Responsibility</b>	<b>Matching Grant      Total</b>
OCTA ECP Project X	80%      \$396,000
Leisure World	20%      \$99,000

# PRODUCT ESTIMATES

Prices include: Screen Devices, Custom Design, Fabrication, Installation, Photos, Measurements, Project Management

## FULL-CAPTURE SCREENS

Item	TYPE	Model	Full Capture System	Size	Screens per Inlet	Inlet Quantity	Unit Price	Total	Total Screens
<b>CPS-Mod™</b> (Connector Pipe Screen)									
1.1	<b>CPS-Mod™</b>	CPS-Mod 6.0	yes	6.0 sqft	1	57	\$1,241	\$70,737	57
<b>GITS™</b> (Grated Inlet Trash Screen)									
2.1	<b>GITS™</b>	GITS-18x40- 10B	yes	18"x40"	1	17	\$1,495	\$25,415	17
2.2	<b>GITS™</b>	GITS_2x-18x40- 10B	yes	18"x40"-Double	2	30	\$2,990	\$89,700	60
2.3	<b>GITS™</b>	GITS-32x32- 10B	yes	32"x32"	1	29	\$1,670	\$48,430	29
2.4	<b>GITS™</b>	GITS_2x-32x32- 10B	yes	32"x32"-Double	2	2	\$3,340	\$6,680	4
2.5	<b>GITS™</b>	GITS-37"x37"- 10B	yes	37"x37"	2	8	\$2,274	\$18,192	16
2.6	<b>GITS™</b>	LoPRO- GITS-20x20	yes	20"x20"	1	17	\$1,329	\$22,593	17
2.7	<b>GITS™</b>	LoPRO- GITS-<2sqft	yes	18"x40"	1	14	\$700	\$9,800	14
						<b>Full Capture Screen TOTALS</b>	<b>174</b>	<b>\$291,547</b>	<b>214</b>

## CURB-OPENING SCREENS (in same Inlet as a Full Capture Screen)

Item	TYPE	Model	Full Capture System	Size	Screens per Inlet	Inlet Quantity	Unit Price	Total	Total Screens
<b>ARS-CL™ Series- FXSS</b> (Fixed Screen)									
3.1	<b>FXSS</b>	FXSS-5.0-1		3.5'	1	5	\$1,159	\$5,795	5
3.2	<b>FXSS</b>	FXSS-7.0-2		7'	2	41	\$2,032	\$83,312	82
3.3	<b>FXSS</b>	FXSS-10.0-2		10'	2	1	\$2,230	\$2,230	2
<b>ARS-CL™</b> (Automatic Retractable Screen)									
4.1	<b>ARS-CL™</b>	ARS-CL-5.0-1		3.5'	1	1	\$1,363	\$1,363	1
						<b>Curb-Opening Screen TOTALS</b>	<b>48</b>	<b>\$92,700</b>	<b>90</b>
								<b>PROJECT PRODUCT TOTALS:</b>	<b>\$384,247</b>
									<b>304</b>

\* Pricing based on OC Public Works Master Pricing Agreement

## ATTACHMENT E

### **G2 Construction DEVICE INFORMATION**



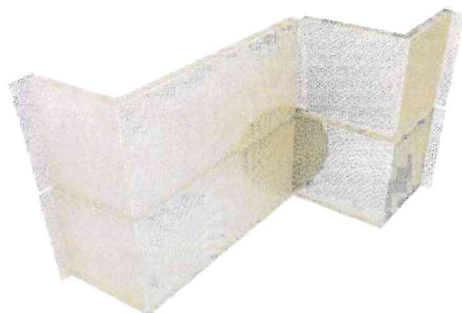
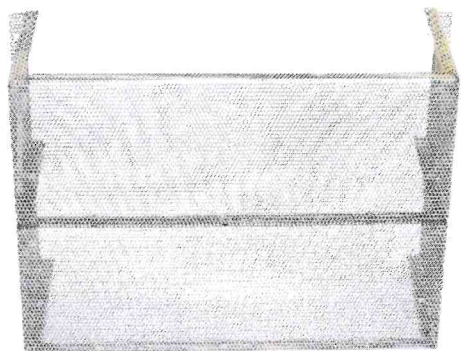


# CPS-Mod™

Patented

## CPS Modular Series

### CA State Water Board Certified - *FULL CAPTURE SYSTEM*



**G2 CPS-Mod™** Full-Capture 5mm perforated screens with patented modular design for easy installation inside catch basins. Approved by the California State Water Board, LACDPW, OCPW, OCTA, SF Bay RWQCB & agencies everywhere. The **CPS-Mod™** prevents trash, pollutants, and debris from entering waterways through the catch basin outlet pipe.

- Made from 304 Stainless Steel for extended life.
- Sized to meet or exceed 1-year, 1-hour storm.
- Modular to easily fit all catch basin types.
- Custom designed and fabricated to each catch basin to ensure compliance of no gaps > 5mm in size.
- Professionally installed by G2 or a trained & certified installer.
- Quick Release Removable (*optional*)
- Mosquito & Vector Abatement Deflector (*where required*)

Recommended with G2's ARS CamLock Series™





# CPS-Mod™

Patented

## CPS Modular Series

### **FULL CAPTURE SYSTEM Certified by California State Water Board & Regional Water Quality Control Boards**

#### **G2 CPS-Mod™ Connector Pipe Screen**

##### **Function:**

- Captures all pollutants 5mm and larger that enter the catch basin.
- Pollutants prevented from exiting the catch basin:
  - Primary: plastics (food containers, bags, bottles, straws); trash (paper, cigarette butts, cans); vegetative debris (leaves, branches, landscaping); other all other objects.
  - Secondary: pollutants absorbed by or attached to the Primary pollutants. Including from vehicles (hydrocarbons, fluids, copper, cadmium, zinc, tires, etc.), pathogens / bacteria, pesticides, nutrients, organic compounds, sediment toxicity, etc.

##### **Design, Flexibility, & Approval:**

- Custom designed and fabricated for each catch basin and its unique features.
- Fits any standard catch basin with discharge pipe on front, back, or side wall.
- Approved by State Waterboard, Los Angeles County DPW, City of LA, Orange County DPW, OCTA, San Francisco Bay Area Water Resource Board, and agencies everywhere.

##### **Material & Fabrication:**

- Made of 304 stainless steel; 14 gauge with 5mm holes.
- *"Made in California, USA"*

##### **Value:**

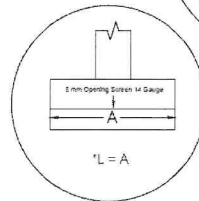
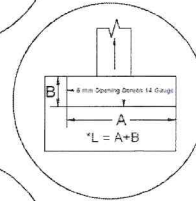
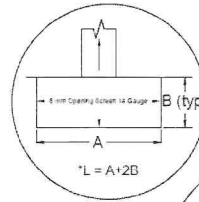
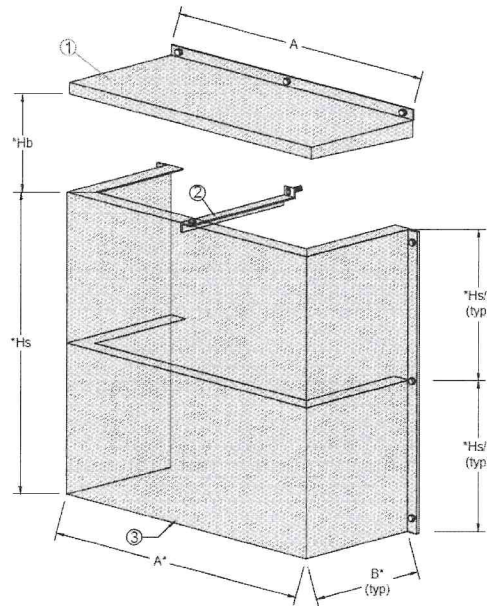
- Low initial capital investment relative to other storm water quality BMPs. Lower long-term and total lifetime costs vs. any water quality BMP or taking no action.
- Requires no replacement filters or parts.
- G2's CPS-Mod™ in combination with the G2's ARS-CL™ creates the most effective BMP system and greatest value.

##### **Public Outreach:**

- Residents aware of the CPS-Mod™ installed in their local catch basin perceive it to be an environmental benefit and demonstrates an environmentally conscious community.

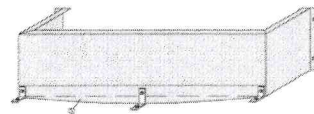
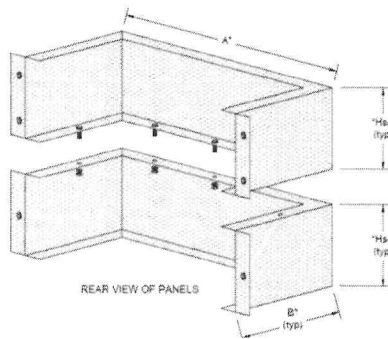
Recommended with **G2's ARS CamLock Series™** screens, for the most complete full capture system.



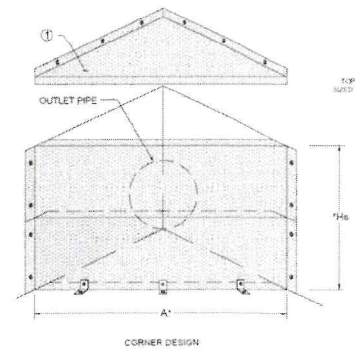


**NOTES:**

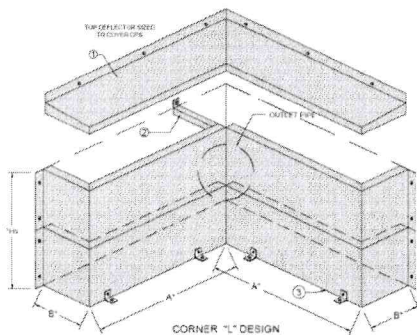
- ① TOP DEFLECTOR, AS NEEDED
- ② SUPPORT BRACKET WHEN  $A \geq 48"$ .



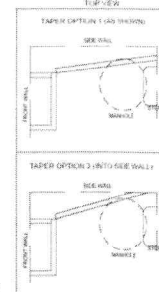
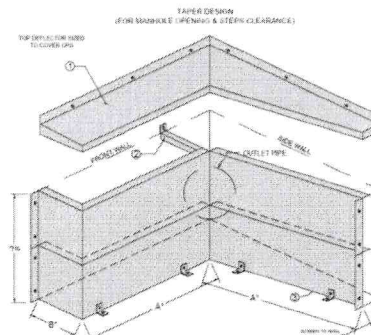
BRACKET & MOUNTING DETAILS



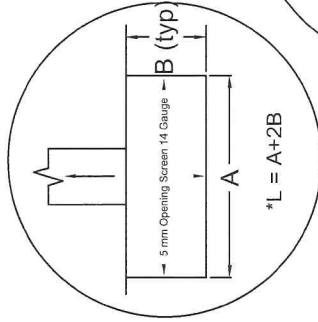
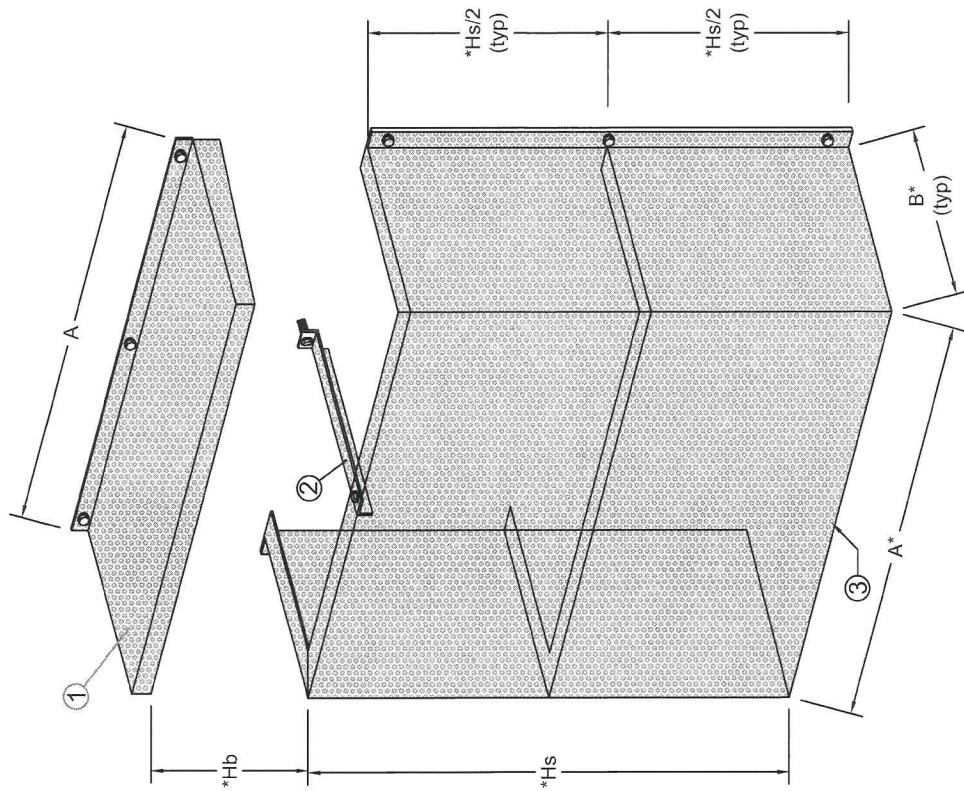
CORNER DESIGN



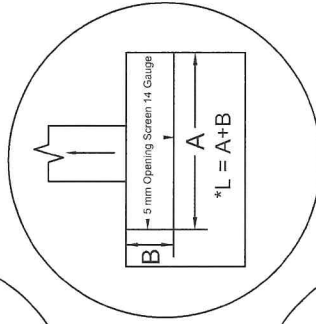
CORNER "L" DESIGN



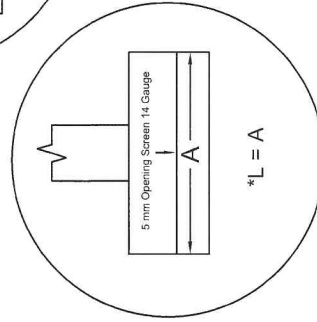
G2 Construction, Inc.  
Connector Pipe Screen (CPS)  
Full Capture Model: G2 CPS - Modular  
Patented



$*L = A+2B$



$*L = A+B$



$*L = A$

**NOTES:**

- ① TOP DEFLECTOR, AS NEEDED
- ② SUPPORT BRACKET WHEN  $A \geq 48"$ .
- ③ BOTTOM TRIM SIZED TO FIT, AS NEEDED, SEE SHEET #3.

Screen made of 304 Stainless Steel  
14 gauge, with 5 mm openings.

NOT TO SCALE

Manufactured and Installed Exclusively by:  
**G2 Construction, Inc.**

Office (714) 748- 4242  
info@g2construction.com

CA Lic. # 801253 A, C-8, C-60  
1352 E. Borchard Avenue  
Santa Ana, CA 92705





# GITS™ Drop-In CPS

Grated Inlet Trash Screen

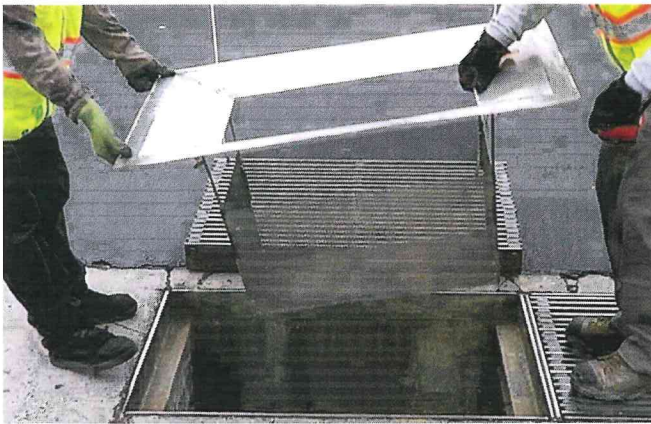


## State Water Board Certified FULL CAPTURE SYSTEM

**G2 GITS™** grated inlet trash screen is a Full Capture System with 5mm perforations.

- Made from 304 Stainless Steel for extended life.
- Fits under any size inlet grate.
- Custom designed, fabricated & fitted to each grated inlet. *"Made in California, USA"*
- Sized to meet or exceed 1-year, 1-hour storm\*.
- Professionally installed by G2 or by the customer.

Recommended for grated inlets.



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## **FULL CAPTURE SYSTEM Certified by the CA State Water Board & Regional Water Quality Control Boards**

### **GITS™ Under Grate Trash Capture Device**

#### **Function:**

- Captures all pollutants 5mm and larger that enter the inlet through the grate.
- Meets CA State Water Board trash regulation Track 1 requirements.
- Easy to install, clean and maintain.
- Pollutants prevented from exiting the inlet:
  - Primary: plastics (food containers, bags, bottles, straws); trash (paper, cigarette butts, cans); vegetative debris (leaves, branches, landscaping); other all other objects.
  - Secondary: pollutants absorbed by or attached to the Primary pollutants. Including from vehicles (hydrocarbons, fluids, copper, cadmium, zinc, tires, etc.), pathogens / bacteria, pesticides, nutrients, organic compounds, sediment toxicity, etc.

#### **Design, Flexibility, & Approval:**

- Custom designed and fabricated for each inlet and its unique features. Fits any grated inlet.
- Approved by State Water Board, Orange County DPW, OCTA, and agencies everywhere.

#### **Material & Fabrication:**

- Made of 304 stainless steel; 14 gauge with 5mm holes.
- *"Made in California, USA"*

#### **Value:**

- Low initial capital investment relative to other storm water quality BMPs. Lower long-term and total lifetime costs vs. any water quality BMP or taking no action.
- Requires no replacement filters or parts.

#### **Public Outreach:**

- Residents aware of the GITS installed in their local grated inlet perceive it to be an environmental benefit and demonstrates an environmentally conscious community.

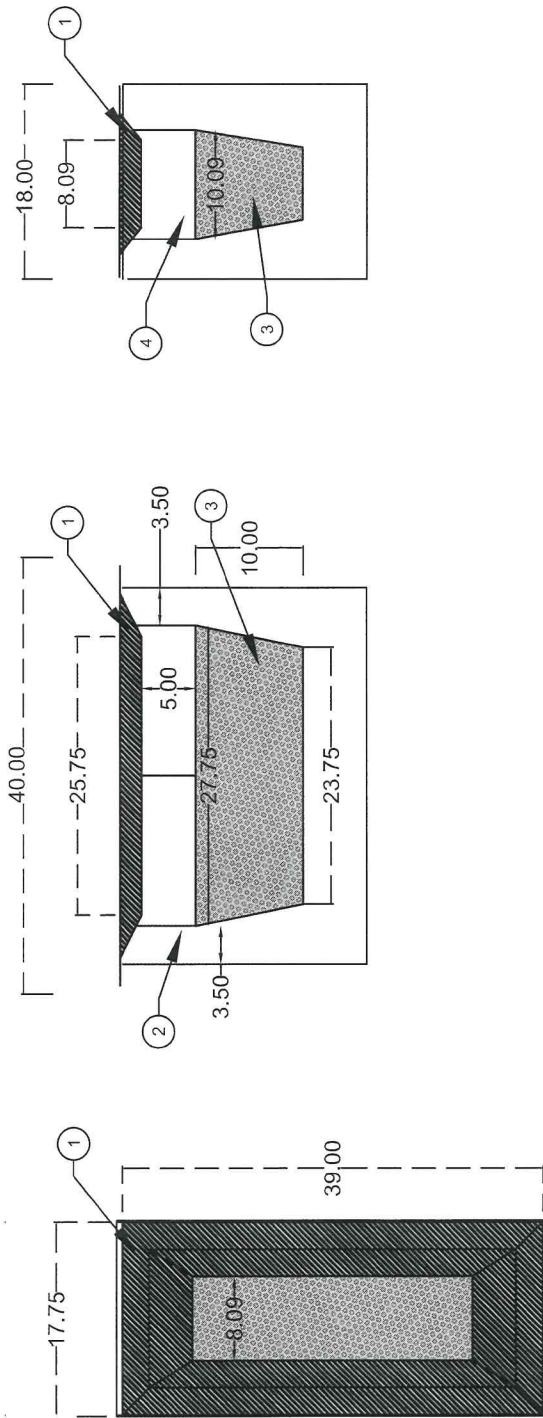


Full Capture System for  
Drop Inlets with grate  
covers 18" x 40"

G2 Construction, Inc.

**GITS™ Full Capture System**  
Patent Pending

Grated Inlet Trash Screen Model :  
18" x 40" with 10" Basket



Top View

Side View

End View

①	304 SS - 16 gauge Rim Assembly	③	304 SS 14 gauge, 5mm perforated material
②	304 SS Solid round bar $\frac{1}{4}$ " dia. , each baskets has 6 support members.	④	304 SS solid round bar $\frac{1}{8}$ " dia. used to trim off top of basket. Makes for no sharp edge.

Manufactured and Installed Exclusively by:  
**G2 Construction, Inc.**

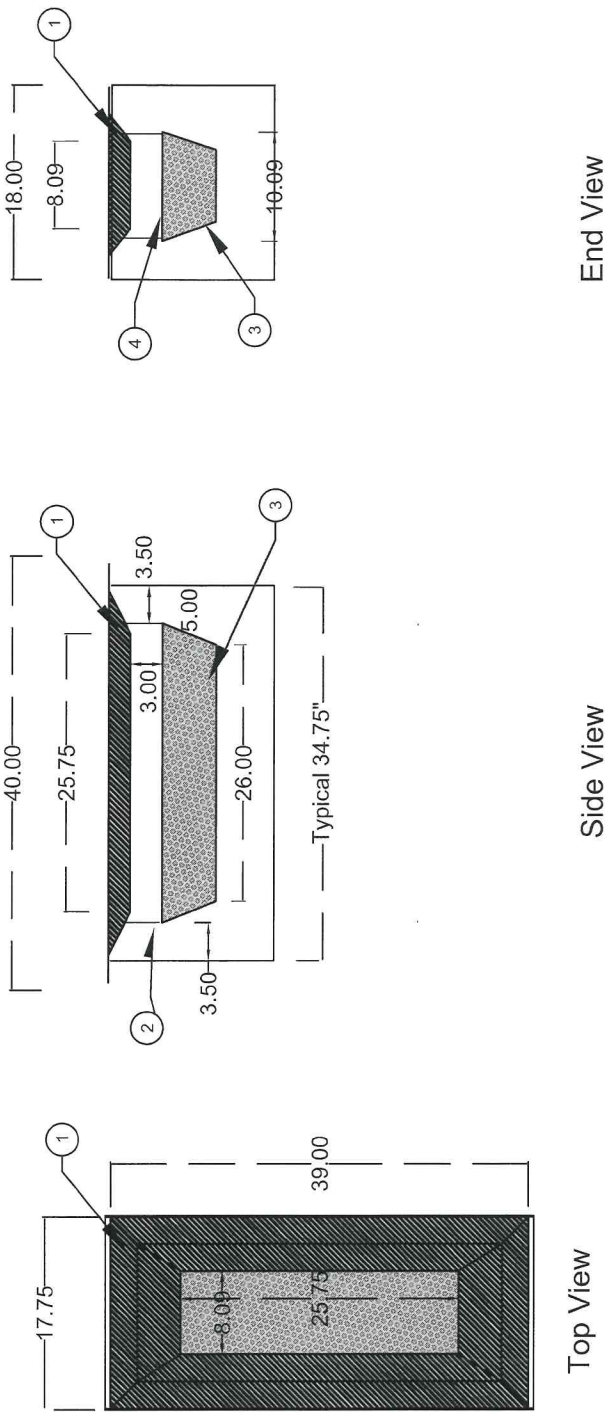
Office (714) 748- 4242  
info@g2construction.com

CA Lic. # 801253 A, C-8, C-60  
1352 E. Borchard Avenue  
Santa Ana, CA 92705

Full Capture System for  
Drop Inlets with grate  
covers 18" x 40"  
Shallow Inlet

G2 Construction, Inc.  
**GITS™ Full Capture System**  
Patent Pending

Grated Inlet Trash Screen Model :  
18" x 40" with 5" basket



①	304 SS - 16 gauge Rim Assembly	③	304 SS 14 gauge, 5mm perforated material
②	304 SS Solid round bar $\frac{1}{4}$ " dia. , each baskets has 6 support members.	④	304 SS solid round bar $\frac{1}{8}$ " dia. used to trim off top of basket. Makes for no sharp edge.

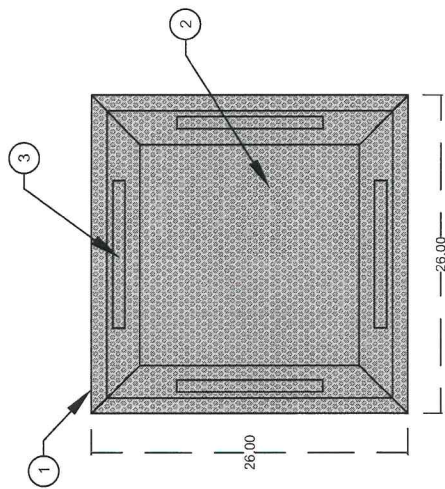
Manufactured and Installed Exclusively by:  
**G2 Construction, Inc.**

Office (714) 748- 4242  
info@g2construction.com

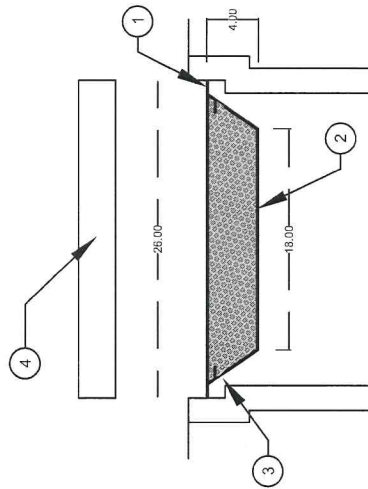
CA Lic. # 801253 A, C-8, C-60  
1352 E. Borchard Avenue  
Santa Ana, CA 92705

Full Capture  
System for Drop  
Inlets with grate  
covers 26" x 26"

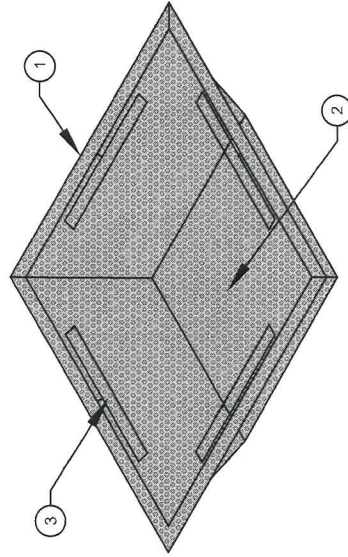
G2 Construction, Inc.  
**GITS™ Full Capture System**  
Patent Pending  
Grated Inlet Trash Screen Model :  
LowPro 26" x 26" with 4" basket



PLAN VIEW



SIDE VIEW



ISO VIEW

①	304 SS - 14 gauge Rim Assembly	③	Overflow Bypass openings 1" x 12" on all 4 sides of basket.
②	304 SS 14 gauge, 5mm perforated material	④	Inlet Grate is placed on top of filter basket.

Manufactured and Installed Exclusively by:  
**G2 Construction, Inc.**

Office (714) 748- 4242  
info@g2construction.com

CA Lic. # 801253 A, C-8, C-60  
1352 E. Borchard Avenue  
Santa Ana, CA 92705





# ARS-CL™

## ARS CamLock Series

Patented



**G2's ARS-CL™** automatic retractable screen with CamLock technology prevents trash and debris from entering catch basins through the curb opening. Approved by LACDPW, OCTA, OCPW, SF Bay ABAG, and most agencies. Approved for Trash Amendment TRACK 2 compliance.

Reduces catch basin cleaning costs and CPS maintenance. Prevents up to 95% of trash and debris from entering the catch basin.

- Made from 304 Stainless Steel for extended life.
- Custom designed, fabricated & fitted to each curb opening. *"Made in California, USA"*
- Independent ARS-CL™ devices open and lock between all catch basin support bolts.
- Sized to meet or exceed 1-year, 1-hour storm\*.
- Professionally installed by G2.

Recommended with G2's CPS-Mod Series™





# ARS-CL™

## ARS CamLock Series

Patented

### ARS-CL™ Automatic Retractable Screen

#### Function:

- Stops all pollutants  $\frac{3}{4}$  inches and larger from entering catch basins and water systems.
- Significantly reduces cleaning frequency for catch basins and CPS-Mod™ maintenance.
- Pollutants prevented from entering the catch basin:
  - Primary: plastics (food containers, bags, bottles); trash (paper, cigarette butts, cans); vegetative debris (leaves, branches, landscaping); other objects (balls, toys).
  - Secondary: pollutants absorbed by or attached to the Primary pollutants. Including from vehicles (hydrocarbons, fluids, copper, cadmium, zinc, tires, etc.), pathogens / bacteria, pesticides, nutrients, organic compounds, sediment toxicity, etc.
- Automatically unlocks and opens during storm events to prevent street flooding.
- Automatically re-locks in the closed position to prevent pollutant access.
- Low maintenance. Prevents 85-95% of trash and debris from entering the catch basin.

#### Design, Flexibility, & Approval:

- Custom designed and fabricated for each catch basin's curb opening.
- Fits any standard curb-face catch basin opening.
- Approved by Los Angeles County DPW, City of LA, Orange County DPW, OCTA, San Francisco Bay Area Water Quality Board, Contra Costa County DPW, and Agencies nationally.

#### Material & Fabrication:

- 100% stainless steel device.
- Fabricated in Orange County. *"Made in California, USA"*

#### Value:

- Significantly reduces catch basin cleaning requirements and costs.
- Low initial capital investment relative to other storm water quality BMPs. Lower long-term and total lifetime costs vs. any water quality BMP or taking no action.
- Requires no replacement filters or parts.
- Works in harmony with regular street sweeping programs.

#### Aesthetics & Environmentalism:

- Beautiful stainless steel devices add aesthetic value to streets and neighborhoods.
- Residents perceive the ARS-CL™ to be an environmental benefit and demonstrates an environmentally conscious community.

Recommended with **G2's CPS-Mod Series™** screens, for the most complete full capture system.

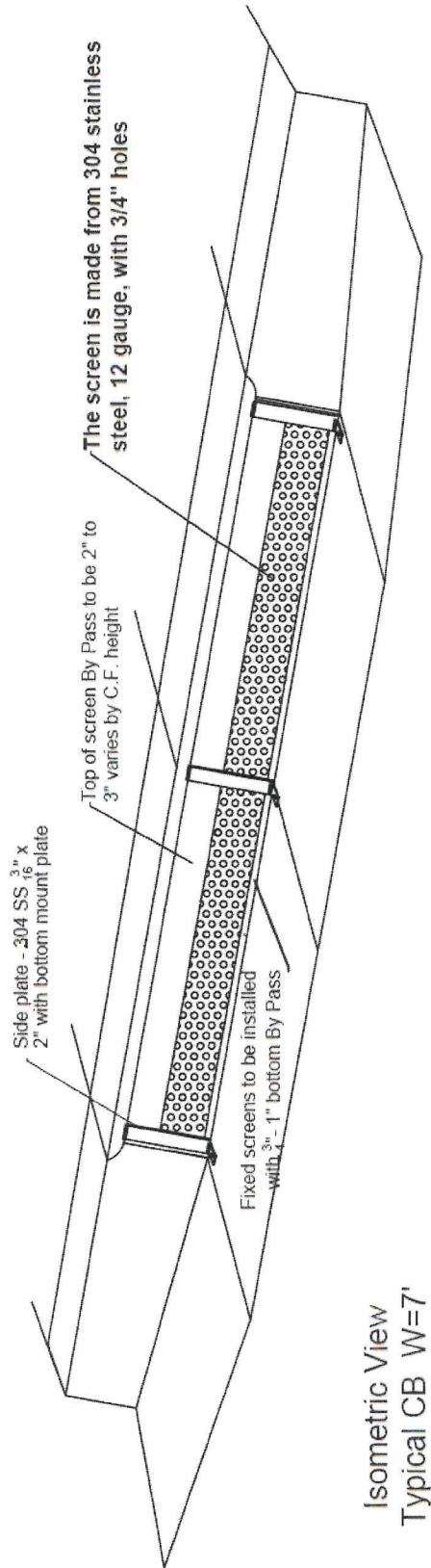




# G2 Construction, Inc.

ARS-CL System  
Patented

Fixed Model : FXSS-07



Isometric View  
Typical CB W=7'

drawing not to scale 6/03/2019 jra

Manufactured and Installed Exclusively by:  
**G2 Construction, Inc.**

Office (714) 748- 4242  
info@g2construction.com

CA Lic. # 801253 A, C-8, C-60  
1352 E. Borchard Avenue  
Santa Ana, CA 92705

ATTACHMENT F

**G2 Construction, Inc.**

**CREDENTIALS**

**&**

**REFERENCES**



## CREDENTIALS & QUALIFICATIONS

### Background & Experience

G2 Construction started operations in Orange County in 2001 with strong foundations in welding, concrete construction, shop fabrication, and field work. The company began designing, fabricating, and installing catch basin curb opening automatic retractable screens (ARS) and full-capture connector pipe screens (CPS) and other stormwater protection devices for Los Angeles County Department of Public Works (LACDPW) and southern California municipalities in 2002.

Since then, G2 has fabricated and installed tens of thousands of approved catch basin inserts and screen covers on hundreds of stormwater projects in the Orange County and Los Angeles area. G2 offers complete solutions by performing project evaluation and consultation on stormwater devices and then designing, fabricating, and installing highly effective devices to meet and exceed specifications.

### G2's General Credentials

- Orange County Public Works (OCPW) and OCTA M2 Environmental Cleanup Program approved storm water quality devices:
  - CPS-Mod™ patented Full Capture System approved by State Waterboard.
  - GITS™ grated inlet trash screen Full Capture System approved by State Waterboard.
  - ARS-CL™ patented automatic retractable screen.
- OCPW ranks G2 Construction as their #1 stormwater device provider (2020 RFP & 2014 RFP). Awarded Master Purchase Agreements covering 2015 - 2025.
- Los Angeles County Dept. of Public Works & City of Los Angeles Bureau of Sanitation approved products: ARS-CL™ & CPS-Mod™
- Association of Bay Area Governments (ABAG) Approved products (all)
- California Contractor Licenses: A (General Contractor), C-8 (Concrete), C60 (Welding)
- Orange County Local Small Business (OCLSB) certified. [see Attached]
- Disadvantaged Business Entity (DBE) certified. [see Attached]
- Minority Business Entity (MBE) certified. [see Attached]
- Small Business Entity (SBE) certified.

## **G2's Technical Expertise**

G2 Construction is at the forefront of the stormwater device industry. G2 has designed and fabricated the most advanced stormwater protection devices to solve the needs of public agencies and private developers. Our advanced methodologies for fabrication and installation have made G2 the industry leader in providing custom-fitted stainless steel catch basin inserts and curb opening screen covers.

G2 has developed a high degree of technical expertise by incorporating all phases (evaluation, consulting, design, fabrication, installation, reporting) of stormwater projects, and learning from hundreds of installed projects over the years. We have become extremely familiar with all the procedures required for success.

Our depth of knowledge and technical experience has been the result of solving many dozens of challenges and constraints of projects over two decades. This includes, among many others, solving for all the various catch basin types and sizes and conditions that we face in the field.

We've learned something new from most projects and most clients. Our experiences with cities in Orange County and throughout southern California have been very good for many years. Because many cities have developed an advanced knowledge of the industry and recognize quality and value, it makes G2's work more effective, efficient, and valuable.

Fortunately, G2's strong culture for project management helps us to organize projects effectively and manage diverse teams. This has enabled G2 to have a 100% rate of success for completing projects and within budget.

G2 provides its technical expertise and installation services throughout California and focuses on the Orange County and Los Angeles County regions.

## **Letters of Reference**

G2's customers provide additional insights into our qualifications. Attached are a few letters of our customer letters of recommendation.



## CITY OF LAGUNA HILLS

February 12, 2020

Orange County Public Works  
Procurement Services  
601 North Ross Street  
Santa Ana, CA 92701

SUBJECT: LETTER OF REFERENCE: G2 Construction, Inc.  
TRASH AND DEBRIS CAPTURE DEVICES – RFP# 080-C026659-NM

To Whom It May Concern:

The City of Laguna Hills has worked with G2 Construction, Inc., (G2) since 2007 to purchase and have installed the custom ARS trash and debris screens at catch basins throughout the City. Between 2012-2020, G2 installed these devices for eight annual City projects that were winners of the OCTA Environmental Cleanup Program's grant funds to address water pollution. The City has been very satisfied with G2's performance on all of their projects.

G2 has fabricated and installed more than 2,300 ARS screens and 150 CPS-Mod full trash capture devices in 515 catch basins across the City. G2 is currently completing the City's CPS-Mod and ARS-CL Screen Project, Phase VIII, project. All of these installations have been satisfactorily completed and G2's devices have been effective in preventing vegetation, debris, and trash from entering our storm drain system.

G2 has shown themselves to be professional, competent and reliable in providing and installing their proprietary devices. Their projects start and finish on time, and their crews perform quality work. Our inspectors and field managers have been pleased with their work performance and project completions within budget. The City has worked with the same G2 management team for the past decade and found them to be very responsive to the City's needs. G2 has been a trusted and experienced storm water device manufacturer and installer for the City. We continue to contract with them for the City's storm water trash and debris devices.

Sincerely,

Kenneth H. Rosenfield, P.E.  
Assistant City Manager/Public Services Director





**Mayor**  
Neeki Moatazedi

**Mayor Pro Tem**  
Mike James

**Council Members**  
Dwight Robinson  
Mark Tettemer  
Scott Voigts

**City Manager**  
Debra DeBruhl Rose

February 25, 2020

Re: Letter of Recommendation for G2 Construction, Inc.

On behalf of the City of Lake Forest, I am pleased to provide a letter of recommendation for G2 Construction for the Trash and Debris Capture Device RFP.

G2 has been the City's installer of stormwater trash capture devices for more than six years and has installed more than 800 devices across the City, including the automatic retractable screen ("ARS") and connector pipe screen ("CPS") units. During that time, G2's service and products have exceeded expectations and as a result they have been designated as a sole source provider to the City of Lake Forest for catch basin debris capture devices.

G2's construction management is excellent, and any issues that arise are addressed in a timely manner. All the annual installation phases of the project have been completed on time and within budget. In the limited instances where installed devices have required maintenance or repair, G2 has responded promptly to completely address the City's needs. G2's capture devices have been critical to the City's compliance with the NPDES MS4 permit and we have found the ARS and CPS units to be very effective in preventing trash and debris from entering the storm sewer system.

G2 is among the City's best contractors to work with and I wish to recommend them for consideration.

Sincerely,

Jonathan Poole  
Management Analyst  
(949)461-3498



February 10, 2020

Orange County Public Works  
Procurement Services  
601 N. Ross Street  
Santa Ana, CA 92701

**SUBJECT: TRASH AND DEBRIS CAPTURE DEVICES – REQUEST FOR PROPOSAL**  
**City of Seal Beach – Recommendation Letter**

To Whom It May Concern:

This letter of recommendation is in response to Orange County Public Works' Trash and Debris Capture Devices RFP. In my current capacity as the City of Seal Beach's Deputy Public Works Director/City Engineer, and previous capacity as the City of Buena Park's Assistant City Engineer, I have had the pleasure of working with G2 Construction, Inc. (G2) for the installation of multiple capture devices. OCPW's master agreement in partnership with OCTA's Environmental Cleanup Program has allowed many local agencies mitigate transportation-related pollutants. Through this, G2 has provided a seamless approach to successful project delivery, which I have no reservations recommending. The following is a list of services performed under my purview:

- 2020 Seal Beach CPS-Mod (53 screens) + ARS-CL (95 screens)
- 2019 Seal Beach CPS-Mod (55) + ARS-CL (127)
- 2018 Buena Park CPS-Mod (203) + ARS-CL (345) + GITS (38)

Should you have any questions regarding G2's performance, please feel free to reach out at (562) 431-2527, x1322 or [ilee@sealbeachca.gov](mailto:ilee@sealbeachca.gov).

Sincerely,



Iris Lee  
Deputy Public Works Director/City Engineer



# City of La Habra

*"A Caring Community"*

## PUBLIC WORKS / ENGINEERING

110 E. La Habra Boulevard  
Post Office Box 337  
La Habra, CA 90633-0785  
Office Phone: (562) 383-4151  
[www.lahabraca.gov](http://www.lahabraca.gov)

February 24, 2020

OC Public Works / Procurement Services  
601 North Ross Street  
Santa Ana, CA 92701

SUBJECT: G2 Construction - Letter of Recommendation

To Whom It May Concern:

The City contracted with G2 Construction for four phases of the catch basin retrofit program. The City was successful securing grant funds through OCTA's M2 Environmental Cleanup Program (Project X) for each phase. G2 Construction provided field evaluation, measurement of the catch basins, custom fabricated devices, and installations for over 300 catch basins. G2's work has been on schedule and has not exceeded the contract amounts.

G2 Construction has been professional and reliable in their interactions with the City. The City has found their trash and debris devices to work effectively, and their installation work to be of good quality.

I am pleased to offer this letter of recommendation for G2 Construction. Should you have any questions, please feel free to contact me at (562) 383-4158 or by email [crangel@lahabraca.gov](mailto:crangel@lahabraca.gov).

Sincerely,

Cesar Rangel, P.E.  
Principal Engineer

DATE: February 27, 2020  
TO: Orange County Public Works  
FROM: Joe Hunt, Senior Management Analyst  
SUBJECT: Reference for G2 Construction

The City of Buena Park has worked with G2 Construction since 2015 to install CPS, ARS, and GITS devices on storm drains throughout the City's public right-of-way. The City has maintained a good working relationship with G2 Construction during that time and our projects have been completed on time and at maximum value to the City. I can recommend G2 Construction for future projects with your or other organizations based on our experiences. We have completed 4 projects with G2 Construction, resulting in over 1,500 screens installed.

Sincerely,



Joe Hunt, Senior Management Analyst

[jhunt@buenapark.com](mailto:jhunt@buenapark.com)

6650 Beach Blvd

Buena Park, CA 90622

(714 )562-3685





February 19, 2020

OC Public Works  
Procurement Services  
601 North Ross Street  
Santa Ana, CA 92701

**SUBJECT: LETTER OF RECOMMENDATION FOR G2 CONSTRUCTION INC.**

To Whom It May Concern:

G2 Construction was awarded a contract with the City of Los Alamitos for our CATCH BASIN ARS DEBRIS GATES project (CIP 18/19-05) as the lowest bidder in early 2019.

G2 installed more than 250 ARS-CL curb-opening screens in 109 catch basins throughout the City. The project went very smoothly from start to finish. G2's staff communicated frequently and professionally with the City, the work was performed as scheduled, and the devices work as designed.

We found the company's personnel to have a high level of knowledge about the storm water industry and to be very experienced and competent in performing quality installations. In addition to their contracted ARS installations, G2 provided us with the latitude/longitude coordinates of each installation, which is helpful for the City's records.

The City had a very good experience with G2 Construction, and we would be happy to work with them again. If you have any questions, please feel free to contact me at (562) 431-3538 xt 110 or via email at [ckelley@cityoflosalamitos.org](mailto:ckelley@cityoflosalamitos.org).

Sincerely,

**CITY OF LOS ALAMITOS**

Chris Kelley  
City Engineer





City of Anaheim  
**DEPARTMENT OF PUBLIC WORKS**

3/10/2020

Orange County Public Works  
County Procurement Office  
1300 S. Grand Avenue, Building A  
Santa Ana, CA 92705

SUBJECT: Letter Regarding G2 Construction, Inc.

To Whom It May Concern:

The City of Anaheim contracted with G2 Construction in June, 2017 for our FULL-CAPTURE CATCH BASIN SCREENS PROJECT (CPS). G2 installed 307 of their CPS-Mod full capture screens in catch basins throughout the City in Priority Land Use (PLU) areas.

G2 Construction completed the project on time and on budget, and their device installations were approved by the project's inspectors. G2 provided all the documentation required by the City to complete the project to our satisfaction. Payment in full was made and all contractual requirements were met by both G2 and the City.

The City anticipates future similar projects and would like the ability to contract with G2 Construction.

Please contact me if you have any questions.

Sincerely,

**Keith Linker, PE, CPSWQ, QSD**

Principal Civil Engineer  
Public Works Department | Development Services  
(714) 765-4141

CONGRATULATIONS – Print and Save your OCLSB Certificate!  
 Your business is now certified and ready to compete in a  
 County competitive solicitation process as an Orange County  
 Local Small Business.



THE COMPANY LISTED ON THIS CERTIFICATE MEETS  
 THE COUNTY OF ORANGE CERTIFICATION  
 REQUIREMENTS AS AN OCLSB

<b>OCLSB CERTIFICATE EXPIRATION DATE:</b>	2/28/2022
<b>CERTIFICATE ID:</b>	2017839
<b>LEGAL COMPANY NAME:</b>	G2 Construction Inc
<b>DOING BUSINESS AS (DBA) NAME 1:</b>	
<b>DOING BUSINESS AS (DBA) NAME 2:</b>	G2 CONSTRUCTION INC
<b>COMPANY HEADQUARTERS ADDRESS:</b>	1352 East Borchard Ave. Santa Ana, CA 92705
<b>COMPANY PHONE NUMBER:</b>	714/748-4242
<b>COMPANY EMAIL:</b>	jalvarado@g2construction.com
<b>COMPANY FAX NUMBER:</b>	
<b>COMPANY WEB ADDRESS</b>	www.g2construction.com
<b>SERVICE AREA</b>	Orange



**Metro**

Los Angeles County  
Metropolitan Transportation Authority

One Gateway Plaza  
Los Angeles, CA 90012-2952

213.922.2000 Tel  
metro.net



## CALIFORNIA UNIFIED CERTIFICATION PROGRAM

January 6, 2014

**CUCP #41740**  
**Metro File # 6371**

John Alvarado  
**G2 Construction, Inc**  
13331 Garden Grove Blvd, Unit K  
Garden Grove, California 92893

**RE: Disadvantaged Business Enterprise Certification**

Dear John Alvarado:

We are pleased to advise you that after careful review of your application and supporting documentation, the Los Angeles County Metropolitan Transportation Authority (Metro) has determined that your firm meets the eligibility standards to be certified as a Disadvantaged Business Enterprise (DBE) as required under the U.S. Department of Transportation (U.S. DOT) Regulation 49 CFR Part 26, as amended. This certification will be recognized by all of the U.S. DOT recipients in California. Your firm will be listed in the California Unified Certification Program (CUCP) database of certified DBEs under the following specific areas of expertise that you have identified on the NAICS codes form of the application package:

NAICS (2007)	Description
331491	Nonferrous Metal (except Copper and Aluminum) Rolling, Drawing and Extruding (Welding rod, uncoated, nonferrous metals (except aluminum, copper), made from purchased metals or scrap
332313	Plate work (e.g., bending, cutting, punching, shaping, welding), fabricated metal, manufacturing
237310	Highway, Street, and Bridge Construction (Concrete paving (i.e., highway, road, street, public sidewalk)

Your DBE certification applies only for the above codes. You may review your firm's information in the CUCP DBE database which can be accessed at the CUCP's website at [www.californiaucp.org](http://www.californiaucp.org). Any additions and revisions must be submitted to Metro for review and approval.

In order to ensure your continued DBE status, you are required to submit an annual No Change Declaration Form (which will be sent to you) along with supporting documentation. If no changes are noted, then your DBE status remains current. If there are changes, Metro will review to determine continued DBE eligibility. Please note, your DBE status remains in effect unless Metro notifies you otherwise.

Should any changes occur that could affect your certification status prior to receipt of the No Change Declaration Form, such as changes in your firm's name, business/ mailing address, ownership, management or control, or failure to meet the applicable business size standards or personal net worth standard, please notify Metro immediately. Failure to submit forms and/or change of information will be deemed a failure to cooperate under Section 26.109 of the Regulations.

Metro reserves the right to withdraw this certification if at any time it is determined that it was knowingly obtained by false, misleading, or incorrect information. Your DBE certification is subject to review at any time. The firm thereby consents to the examination of its books, records and documents by Metro.





**Metro**

Los Angeles County  
Metropolitan Transportation Authority

One Gateway Plaza  
Los Angeles, CA 90012-2952

213.922.2000 Tel  
metro.net

January 6, 2014

**Metro File # 6371**

John Alvarado  
**G2 Construction, Inc**  
13331 Garden Grove Blvd, Unit K  
Garden Grove, California 92893

**Re: Small Business Enterprise Certification**

Dear John Alvarado:

We are pleased to advise you that after careful review of your application and supporting documentation, the Los Angeles County Metropolitan Transportation Authority (Metro) has determined that your firm meets the eligibility standards to be certified as a Small Business Enterprise (SBE) as required under Metro's SBE Program. Your firm will be listed in Metro's SBE database of certified SBEs under the following specific areas of expertise:

NAICS (2007)	Description
331491	Nonferrous Metal (except Copper and Aluminum) Rolling, Drawing and Extruding (Welding rod, uncoated, nonferrous metals (except aluminum, copper), made from purchased metals or scrap)
332313	Plate work (e.g., bending, cutting, punching, shaping, welding), fabricated metal, manufacturing
237310	Highway, Street, and Bridge Construction (Concrete paving (i.e., highway, road, street, public sidewalk))

Your SBE certification is good for five years from the date of this letter and applies only for the above NAICS 2007 codes. Any additions and revisions must be submitted to Metro for review and approval

After the five-year certification period, your entire file will be reviewed in order to ascertain continued SBE certification status. You will be notified of the pending SBE status review and any documentation updates necessary prior to the expiration date.

Also, should any changes occur that could affect your certification status prior to receipt of the renewal application, such as changes in your firm's name, business/mailling address, ownership, management or control, or failure to meet the applicable business size standards or personal net worth standard, please notify Metro immediately.

Metro reserves the right to withdraw this certification if at any time it is determined that it was knowingly obtained by false, misleading, or incorrect information. Your SBE certification is subject to review at any time. The firm thereby consents to the examination of its books, records, and documents by Metro.

Congratulations, and thank you for your interest in Metro's SBE Program. Should you have any questions, please contact us at 213-922-2600. For information on Metro contracting opportunities, please visit our website at www.metro.net.

Sincerely,

Marilyn White  
Certification Consultant, HSW Services  
Diversity & Economic Opportunity Department



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## BOARD ACTION REQUEST

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**TO:** GRF BOARD OF DIRECTORS  
**FROM:** RECREATION COMMITTEE  
**SUBJECT:** RESERVE FUNDING REQUEST – CLUBHOUSE ONE PICNIC TABLES  
**DATE:** APRIL 26, 2022  
**CC:** FILE

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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.

**Note:** See attached Proposal.

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



Seating Component Manufacturing, Inc.

3951 E. Miraloma Avenue  
Anaheim, CA 92806

714 693-3376

## Quote

Date	Quote #
4/5/2022	195

Name / Address
Golden Rain Foundation P.O. Box 3519 Seal Beach, CA. 90740 Atten: Accounts Payable

Due Date	PROJECT
4/5/2022	

Item	Description	Qty	Unit Cost	Total
54"RD LF T...	54" Round fiberglass replacement top with Tee Nuts for Bel Air Table - NO HOLE - Extra Resin underneath - RED	1	411.00	411.00T
1042 SEMI-...	10" x 42" Fiberglass Semi-Round replacement bench for Bel Air Table - (8-RED / 12-SKY BLUE)- Extra Resin underneath	20	108.00	2,160.00T
SCM Delivery	SCM Delivery	1	200.00	200.00T
	Delivery Time: 30 days or sooner			
	Sales Tax		8.75%	242.46
			<b>Total</b>	\$3,013.46



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## BOARD ACTION REQUEST

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**TO:** GRF BOARD OF DIRECTORS  
**FROM:** RECREATION COMMITTEE  
**SUBJECT:** **TENTATIVE VOTE:** ADOPT POLICY 70-1487-1B RECREATIONAL VEHICLE LOT (RVL) - RULES AND REGULATIONS  
**DATE:** APRIL 26, 2022  
**CC:** FILE

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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.

I move 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.

**Recreational Vehicle Lot (RVL) – Rules and Regulations****1. DEFINITIONS**

- 1.1.** A Recreational Vehicle (RV) is a motor vehicle or trailer for recreational dwelling purposes, or a vehicle designed and used to tow such (see Glossary for more specifics).
- 1.2.** Recreational Vehicle means one or both of the following:
- 1.2.1.** A motor home, camper van, travel trailer, truck camper, camping trailer, with or without motive power, designed for recreational purposes, emergency, or other occupancy that meets all the following criteria:
- 1.2.1.1.** It contains less than 320 square feet of internal living room area, excluding built-in equipment, including, but not limited to wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms.
- 1.2.1.2.** It contains 400 square feet or less of gross area measured at maximum horizontal projections.
- 1.2.1.3.** It is built on a single chassis.
- 1.2.1.4.** It is either a self-propelled, truck mounted, or permanently towable on the highways without a permit (e.g., a car caddy).
- 1.2.2.** A park trailer, as defined in Section 18009.3 (CHSC).
- 1.3.** Qualified Recreational Vehicles (QRVs) are those that meet the Eligibility Requirements listed in 2. and are used primarily for the purpose for which they were designed.
- 1.4.** Good standing means not more than 30 days delinquent on any assessment, and related charges, fees or fines as verified by the Stock Transfer and/or Finance Departments.
- 1.5.** Lessee refers to those given an RVL lease by the Golden Rain Foundation Recreation Department (RD).
- 1.6.** Operational is defined as “in use, in working order or ready to use.”

**2. RVL GENERAL USE CONDITIONS**

- 2.1.** The RVL and its facilities shall be maintained for the benefit of all Golden Rain Foundation (GRF) Authorized Residents (ARs) in good standing (Member/Owners (M/Os), Co-occupant, Qualified Permanent Residents (QPRs), and Mutual Renter/Lessees [R/Ls]) per the terms and conditions of the Trust Agreement, GRF Bylaws, and Policies.

**Recreational Vehicle Lot (RVL) – Rules and Regulations**

- 40       **2.2.** The RD has primary responsibility for administration, governance, and  
41       coordination of maintenance issues for the RVL. The RVL is authorized by the  
42       GRF Board of Directors (BOD). For information or maintenance issues  
43       regarding the RVL, call the RVL Attendant at (562) 431-6586 ext. 373, or  
44       email to rvlot@lwsb.com.
- 45       **2.3.** All vehicles stored in the RVL must be operational at all times. No QRV stored  
46       in the RVL shall be on a planned non-operation (PNO) status.
- 47       **2.4.** All QRVs in a leased space in the RVL must have a valid GRF RVL decal  
48       clearly placed on the vehicle.
- 49       **2.5.** Lessees and visitors shall not engage in any conduct that creates a nuisance  
50       or otherwise interferes with the use and enjoyment of other Lessees' spaces  
51       or adjacent residences.
- 52       **2.6.** Lessees must follow all rules, and they are subject to any consequences for  
53       failure to do so.
- 54       **2.7.** Any prior RV or vehicle Parking Storage Lot Rules and Regulations or  
55       agreements in existence at the time these versions of Rule 70-1487-1B and  
56       Rule 70-1487-2 are adopted, are superseded, and canceled.

57

58       **3.   ELIGIBILITY QUALIFICATIONS**

59

- 60       **3.1.** The RV ownership must include the AR seeking a lease and be registered  
61       with the Department of Motor Vehicles (DMV) and the RD.
- 62       **3.2.** It must be in operating condition.
- 63       **3.3.** It must fall into one of the following categories.
- 64               **3.3.1.** A Class A recreational motor home, built on a truck chassis.
- 65               **3.3.2.** A Class B conversion van camper (may have a raised roof).
- 66               **3.3.3.** A Class C recreational motor home, built on a modified van chassis.
- 67               **3.3.4.** A Travel Trailers between 13 and 40 feet in length.
- 68               **3.3.5.** A Fifth wheel between 15 and 40 feet in length.
- 69               **3.3.6.** A folding camp trailer.
- 70               **3.3.7.** A boat or personal watercraft (e.g., jet skis, or similar vessels) on a  
71               trailer.
- 72               **3.3.8.** A box or horse trailer used solely for recreational purposes.
- 73       **3.4.** The following are NOT eligible and may be towed away, at the Lessee's  
74       expense.
- 75               **3.4.1.** Flat-bed trailers of dimensions greater than 7 feet wide or 20 feet  
76               long (including the tongue).

**Recreational Vehicle Lot (RVL) – Rules and Regulations**

- 3.4.2.** Non-commercially manufactured QRVs and trailers.
- 3.4.3.** Commercial rental, or similar type, open or closed trailers.
- 3.4.4.** QRVs belonging to former ARs.
- 3.4.5.** Any eligible DMV registered RV, passenger or commercial vehicle converted into a storage unit.
- 3.4.6.** Any trailer used to transport cargo that was not intended by the manufacturer for recreation.

**4. LEASES, PENALTIES AND FEES**

- 4.1.** Leases are for one (1) year. Annual lease fees may increase at the time of renewal. Annual billing will be sent to every lessee in the RVL prior to June 1st.
  - 4.1.1.** A prorated refund will be given if the lease is cancelled by GRF during the lease period.
  - 4.1.2.** If Lessee cancels the lease prior to expiration, a prorated refund will be given.
- 4.2.** The following information must be provided along with a new application and also within 30 days of a QRV registration renewal.
  - 4.2.1.** A valid government-issued driver's license.
  - 4.2.2.** Proof of appropriate liability insurance with the prospective Lessee's name as the primary or secondary insured.
  - 4.2.3.** Vehicle registration papers with the prospective Lessee's name as an owner.
  - 4.2.4.** The prospective Lessee's current GRF identification card.
  - 4.2.5.** Current emergency contact information.
- 4.3.** Any changes in the QRV ownership, Lessee address, mailing address, insurance, phone number, emergency contact or QRV license plate number must be reported to the RD within seven (7) days of the change. Written notification shall be placed in the RVL drop box; or mailed or delivered by hand to: Golden Rain Foundation P.O. Box 2069, Seal Beach, CA, 90740. The RD will acknowledge receipt of the documents in writing.
- 4.4.** Non-compliance with 4.2 or 4.3 will result in cancellation of the lease in the RVL, towing of the QRV and/or disciplinary action.
- 4.5.** Spaces are NOT transferrable. If a Lessee sells their vehicle, that space is not transferable. If the buyer is an A/R and is requesting a space in the RVL, they must be added to the waiting list in the chronological order of the request.



**Recreational Vehicle Lot (RVL) – Rules and Regulations**

- 113       **4.6.**    If a QRV is replaced for the same type and size, then a Lessee can maintain  
114            their space, but the Lessee must notify the RVL Attendant and update their  
115            paperwork. If the QRV is smaller, it may result in a mandatory space change.
- 116       **4.7.**    If a M/O has leased a space in the RVL and subsequently rents their  
117            apartment, the M/O forfeits the right to retain their space. They must notify  
118            the RD and remove their vehicle immediately.
- 119       **4.8.**    If a R/L has leased a space in the RVL, the lease shall be terminated  
120            immediately upon termination of the R/L's tenancy in the M/O's unit.
- 121       **4.9.**    The GRF BOD has authorized the Policy/Parking Review Violation (PRV)  
122            Panel to review all citations specific to the RVL, Rule 70-1487-1B, and has  
123            authorized the RD to strictly enforce the GRF RVL Rule 70-1487-1B and  
124            schedule of fees/fines (70-1487-2). Penalties may be greater for repeated  
125            violations within a three (3) year period.
- 126       **4.10.** Non-payment of fees in addition to any late fees incurred may result in the  
127            disciplinary procedures being implemented by GRF and imposition of fines  
128            up to \$500 and/or lease cancellation.
- 129       **4.11.** If an issued citation has not been addressed/corrected by the Lessee within  
130            thirty (30) days of notification, a second citation will be issued. If the Lessee  
131            continues to ignore the violation, the GRF PRV Panel may recommend to the  
132            GRF BOD, the termination of the lease and/or tow of the QRV.
- 133       **4.12.** The GRF BOD has authorized the RD to tow from the RVL or remove vehicles  
134            or property in violation of this policy, at the Lessee's expense (see Rule 80-  
135            1937-1 Section 7 Towing).
- 136       **4.13.** Any exceptions to Rule 70-1487-1B. or 70-1487-2 require the written  
137            approval of the GRF BOD. Violation citation records shall be kept for three  
138            (3) years.
- 139       **4.14.** The M/O is ultimately responsible for the behavior and actions of their R/L  
140            and will be held responsible for any fees, fines or disciplinary consequences  
141            incurred by the R/L (See Rule 30-5093-1, Shareholder Code of Conduct).
- 142       **4.15.** A current copy of the Recreational Vehicle Lot (RVL) Rules and Regulations  
143            70-1487-1B and Fees and Fines for the 70-1487-2, will be issued to the  
144            responsible party of the leased space at the time of application. The RD  
145            will notify Lessees when Rule 70-1487-1B or 70-1487-2 are revised by the  
146            GRF.

147       **5.    SPACE AND LOT RULES AND REGULATIONS**

148

- 149       **5.1.**    QRVs must be driven or towed out of the RVL by the Lessee and inspected  
150            by the RD annually.
- 151       **5.2.**    All QRVs are subject to random inspections.

**Recreational Vehicle Lot (RVL) – Rules and Regulations**

- 5.3.** The RD may request a QRV be moved as required for maintenance of the RVL. If, after a ten (10) day notice has been issued, the QRV has not been moved, Staff may move the QRV or have the vehicle moved or towed. All costs incurred will then be charged to the Lessee.
- 5.4.** Spaces in the RVL will be assigned by the RD on a first come, first served basis, one vehicle per space, at its sole discretion.
- 5.4.1.** A maximum of two spaces per Leisure World address will be assigned. Spaces will be assigned by the length of the vehicle. Space assignments are subject to change upon notification.
- 5.4.2.** A QRV shall only be parked within the footprint of the assigned space. A car caddy may be parked with a motorhome if space allows. A QRV not parked in its assigned space will be subject to tow at the Lessee's expense (See Policy 80-1937-1) and/or the Member may be subject to disciplinary action.
- 5.4.3.** One vehicle may remain in the Lessee's space when the QRV is being used on a trip. The vehicle must have a valid GRF Security issued decal on their windshield. No GRF visitor passes are allowed.
- 5.5.** No structures of any kind may be erected on the leased space (e.g., tents, portable garages, sheds, unauthorized storage units, etc). Only one (1) GRF pre-approved storage unit may be placed in the space. A list of approved storage units can be obtained from the RVL Attendant.
- 5.6.** If a QRV is occupied (lived in) while it is parked in the RVL, the responsible Lessee will be subject to disciplinary action by the GRF PRV Panel. This violation may terminate the lease and/or result in a tow of the QRV.
- 5.7.** It is prohibited to operate a generator in an unattended QRV. When the GRF Security or RVL Staff observes an infraction of this rule, the QRV will be issued a citation. The GRF Staff will attempt to notify the owner to shut it off.
- 5.8.** Driving and Parking Rules.
- 5.8.1.** The speed limit within the RVL is five (5) miles per hour.
- 5.8.2.** Drivers must observe established roadways. NO driving through or across any unoccupied spaces is permitted.
- 5.8.3.** Drivers must follow the natural angle of entry and departure to and from their space.
- 5.8.4.** Drivers shall not short the acute angle, nor cross lines or marked corners.
- 5.8.5.** No off-road vehicles are to be driven in the lot at any time, but the Lessee may load and unload them from their trailer.



## Recreational Vehicle Lot (RVL) – Rules and Regulations

- 189                   **5.8.6.**   Guests shall not drive or leave their vehicles in the RVL at any time.  
190                                   This includes golf carts.
- 191                   **5.8.7.**   All QRVs will need to be driven or towed off the lot by the Lessees.
- 192           **5.9.**    The pedestrian gates must always be locked immediately after passing  
193                   through.
- 194           **5.10.** No pets are allowed in the RVL other than to transfer the pet from one vehicle  
195                   to the other.
- 196           **5.11.** The use of the Dump station is for Lessees only and all posted procedures  
197                   shall be strictly followed. Exceptions may be granted at the discretion of the  
198                   RD.
- 199           **5.12.** QRV slide outs may not be extended except when using the charging station.
- 200           **5.13.** Unless approved in writing by the RD, no work or maintenance shall be done  
201                   to any vehicle while in the RVL. No repairs shall take place at the charging  
202                   station.
- 203           **5.14.** It is prohibited to level, support or raise QRV, trailers or vehicle frames with  
204                   anything other than permanently installed jacks.
- 205           **5.15.** Wheel chocks, planks, bricks, wheel covers, etc., are not to be abandoned in  
206                   an unoccupied space or area. Abandoned materials may be discarded by the  
207                   GRF RVL Staff, without notice.
- 208           **5.16.** Lessees are required to keep the area around their QRV clean and free of  
209                   debris and clutter at all times.
- 210                   **5.16.1.** All trash is to be placed in trash containers.
- 211                   **5.16.2.** No debris shall be tossed onto the ground.
- 212           **5.17.** No hazardous materials are to be disposed of in the RVL (e.g., batteries,  
213                   tires, anti-freeze, or other vehicle fluids).
- 214           **5.18.** Lessees should be conscious of standing water and make every effort to  
215                   avoid this (e.g., drain plug pulled, covers taut, etc.)
- 216           **5.19.** Tarps and covers must not be frayed or torn or create an appearance  
217                   of neglect.
- 218           **5.20.** Lot Access.
- 219                   **5.20.1.** The RVL access shall only be granted to those ARs having a RVL  
220                                   lease. A maximum of two keys and two remotes per space will be  
221                                   issued. Keys and remotes are the property of the GRF and are  
222                                   issued by the RVL Attendant upon an AR signing a lease for a space.  
223                                   The AR will be the only one issued a key and remote for access to  
224                                   the RVL. A lessee may not give or loan their key or remote to anyone.

**Recreational Vehicle Lot (RVL) – Rules and Regulations**

**5.20.2.** The RD will charge a deposit for the key and remote. This fee is refundable upon key and remote return to the RD. Altering or reprogramming remotes or duplicating the key, will result in disciplinary action and/or the termination of the RVL lease and/or tow of the QRV.

**5.20.3.** No one without a QRV in the RVL shall have a remote or key. Anyone else using a remote or key will be removed from the RVL, have the remote and key taken and will no longer be allowed in the RVL, even as a guest.

**5.20.4.** A Non-residents will not be allowed entry into the RVL without the Lessee being present. The Lessee must remain with the guest during the duration of their time in the RVL. The Lessee is responsible for their guests at all times. Non-residents are not permitted to drive in the RVL.

**5.20.5.** Letters authorizing entry to the RVL will not be allowed.

**5.21.** Damage caused to GRF property or another Lessee's property must be reported to the RVL Attendant immediately or in his/her absence to the Security Department, and liability will be assumed by the damaging party. Failure to do so may result in penalties in accordance with the California DMV Code Section 20002.

**5.22. Sales**

**5.22.1.** Any QRV listed for sale shall be approved by the RVL Attendant and posted on the bulletin board by the lot entrance. All sales must be by the owner only. No second party or broker sales will be allowed in the RVL. No "For Sale" signs are to be posted on the QRV.

**5.22.2.** Anyone selling a QRV that belongs to another person can have their RVL privileges suspended or revoked, their lease canceled and/or the QRV towed.

**Document History**

Adopted: XX XXX 22

**Keywords:** RV                      Recreational                      Maintenance  
   Vehicle



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## BOARD ACTION REQUEST

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**TO:** GRF BOARD OF DIRECTORS  
**FROM:** RECREATION COMMITTEE  
**SUBJECT:** **TENTATIVE VOTE:** AMEND POLICY 70-1487-2, RECREATIONAL VEHICLE LOT (RVL)- SCHEDULE OF FEES AND MONETARY FINES  
**DATE:** APRIL 26, 2022  
**CC:** FILE

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

I move 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.





## RECREATION

### Recreational Vehicle Lot (RVL) - Schedule of Fees and Monetary Fines

#### SCHEDULE OF FEES AND MONETARY FINES FOR NOTICE OF VIOLATION

#### 1. FEES

##### 1.1. Annual Space Lease Fee

1.1.1.	10 foot to 20 foot parking space	\$ 204.00
1.1.2.	21 foot to 30 foot parking space	\$ 240.00
1.1.3.	31 foot to 40 foot parking space	\$ 348.00

	First Offense	Second/Subsequent Offense
#001 HAZARDOUS MATERIAL	\$50.00	\$50.00
#002 JACK SUPPORT	\$50.00	\$50.00
#003 ILLEGAL JACK	\$50.00	\$50.00
#004 FLAT TIRE	FIX-IT - TEN (10) DAYS	\$50.00
#005 MAINTENANCE OR REPAIR	\$100.00	\$200.00
#006 TORN, WORN OUT RV COVERS	FIX-IT - TEN (10) DAYS	\$50.00
#007 FAILURE TO PROVIDE REGISTRATION PAPERWORK	CANCELLATION OF LEASE	
#008 EXPIRED REGISTRATION	FIX-IT - TEN (10) DAYS	AFTER 10 DAYS, CANCELLATION OF LEASE
#009 NO VALID RVL ID STICKER	FIX-IT - TEN (10) DAYS	AFTER 10 DAYS, CANCELLATION OF LEASE
#010 UTILIZING <u>QUALIFIED RECREATIONAL VEHICLE (QRV)</u> AS LIVING QUARTERS	<del>MAY CAUSE</del> CANCELLATION OF LEASE	
#011 CLUTTER	\$50.00	\$100.00

(May 21)

GOLDEN RAIN FOUNDATION Seal Beach, California



## **RECREATION**

### **Recreational Vehicle Lot (RVL) - Schedule of Fees and Monetary Fines**

	<b>First Offense</b>	<b>Second/Subsequent Offense</b>
<b>#012</b> UNAUTHORIZED STORAGE OUTSIDE QRV	\$50.00	\$100.00
<b>#013</b> UNAUTHORIZED VEHICLE IN SPACE	\$50.00	\$100.00
<b>#014</b> QRV USED AS A STORAGE UNIT, BUSINESS OR WORKSHOP	\$50.00	\$100.00
<b>#015</b> GENERATOR RUNNING UNATTENDED	\$50.00	\$100.00
<b>#016</b> NON-APPROVED STORAGE UNIT ERECTED IN SPACE	\$50.00	\$100.00
<b>#017</b> QRV INOPERABLE	FIX-IT - TEN (10) DAYS	AFTER 10 DAYS, CANCELLATION OF LEASE
<b>#018</b> FAILURE TO NOTIFY GRF OF QRV CHANGES TO THE OWNERSHIP, REGISTRATION, INSURANCE, ADDRESS, PHONE NUMBER, OR EMERGENCY CONTACT	FIX-IT TEN (10) DAYS	AFTER 10 DAYS, CANCELLATION OF LEASE
<b>#019</b> ALTERATION OR RE-PROGRAMMING OF REMOTE OR DUPLICATION OF KEYS	CANCELLATION OF LEASE	
<b>#020</b> QRV SLIDE OUT EXTENDED FOR MORE THAN ONE DAY	\$50.00	\$100.00

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## RECREATION

### Recreational Vehicle Lot (RVL) - Schedule of Fees and Monetary Fines

	First Offense	Second/Subsequent Offense
#021 QRV EXCESS SPEED LIMIT IN RVL	\$25.00	\$50.00
#022 OFF ROAD VEHICLE DRIVEN IN RVL	\$25.00	\$50.00
#023 PARKING AT CHARGING STATION IN EXCESS OF 24 HOURS	\$50.00	\$100.00
#024 VIOLATION OF DUMP STATION PROCEDURES	\$50.00	\$100.00
#025 SALE OF QRV BY SOMEONE OTHER THAN OWNER	<del>\$100.00</del> <u>CANCELLATION OF LEASE</u>	<del>\$200.00</del>
#026 FOR SALE SIGN ON QRV IN RVL	\$20.00	<del>\$20.00</del> <u>\$40.00</u>
#027 PETS IN RVL	\$25.00	\$50.00
#028 WILLFUL DESTRUCTION OF GRF PROPERTY IN THE RVL	CANCELLATION OF LEASE	

#### Document History

Adopted: 27 Feb 18      Amended: 23 Jul 19      Amended: 24 Sep 19  
 Amended: 25 May 21

**Keywords:** Fee      RVL      Recreational Vehicle Lot      Cancellation of Lease

(May 21)

GOLDEN RAIN FOUNDATION Seal Beach, California



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## BOARD ACTION REQUEST

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**TO:** GRF BOARD OF DIRECTORS  
**FROM:** RECREATION COMMITTEE  
**SUBJECT:** AMEND POLICY 70-1487.02-1, RECREATIONAL VEHICLE LOT (RVL)  
VEHICLE MAINTENANCE  
**DATE:** APRIL 26, 2022  
**CC:** FILE

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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.

I move 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.

**Recreational Vehicle Lot (RVL) – Vehicle Maintenance**

Approved lease holders of the Golden Rain Foundation, within areas defined within the terms of the approved lease, may perform the following safety and general maintenance:

**1. SAFETY ISSUE ITEMS:**

- 1.1. Replace headlights, marker lights, taillights
- 1.2. Replace broken mirrors
- 1.3. Replace wiper blades
- 1.4. Replace cracked or broken Windows
- 1.5. Repair or replace flat or damaged tires, as approved by the RV Lot staff
- 1.6. Replace broken bay door latches/locks
- 1.7. Contain and mitigate any key fluid leaks
- 1.8. Repair or replace damaged roof access ladders
- 1.9. Repair or replace surge brakes on trailers

~~1.9.~~ **1.10. Please check with the Recreation Department Head (RDH) for any additional safety issues not listed.**

**2. GENERAL MAINTENANCE ITEMS:**

- 2.1. Service or change out batteries that are easily accessible
- 2.2. Caulk and seal all exterior seams (to prevent potential water leaks/damage to interior of RV)
- 2.3. Inspect and fill up of all fluids (usually performed before and after a road trip)
- 2.4. Change out or clean air filters only
- 2.5. Repair or replace roof vents (cracked or broken vents may cause water damage if not replaced)
- 2.6. Replace broken or missing antennas
- 2.7. Repair or replace power jack on trailers
- 2.8. Repair or replace power cords

**Document History**

Adopted: 27 Feb 18      Amended: 23 Jul 19

**Keywords:** RV      Recreational Vehicle      Maintenance      Rules      Recreation





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## BOARD ACTION REQUEST

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**TO:** GRF BOARD OF DIRECTORS  
**FROM:** RECREATION COMMITTEE  
**SUBJECT:** AMEND POLICY 40-1487-6, RV LOT LEASE AGREEMENT  
**DATE:** APRIL 26, 2022  
**CC:** FILE

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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.

I move to amend policy 40-1487-6, Recreation Vehicle Lot Lease Agreement, updating document language as presented.

**LEASE AGREEMENT – RV LOT**

This Lease Agreement is made, between Golden Rain Foundation, a California Corporation (hereinafter referred to as "GRF"), 13531 St. Andrews Drive, Seal Beach, California 90740, and:

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

Seal Beach, Ca. 90740 (hereinafter referred to as "**LESSEE**")

Mailing address, if different

NAME: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

CITY, STATE, ZIP: \_\_\_\_\_

### 1. OPENING CLAUSES

This Lease is made with reference to the following facts and objectives:

- a. GRF is the owner (In Trust) of the premises which consists generally of a 5.5.1-acre parcel of real property located at 13599 El Dorado Drive, Seal Beach, California, 90740; Tract No. 4401, MM/154/9-17 as recorded with the County of Orange, State of California. LESSEE is willing to lease ~~(S)~~space \_\_\_\_\_ on these premises from GRF pursuant to the provisions stated in this Lease.
- b. The LESSEE (Member/Owner [M/O], Co-occupant, Qualified Permanent Resident, ~~and~~ or Renter/Lessee [R/L]) wishes to lease the above portion of the premises for purposes of storing recreational vehicles, trailers and other vehicles.
- c. If ~~the~~ a Member/Owner (M/O) subsequently rents their apartment, the M/O forfeits the right to retain their space and must notify the Recreation Department (RD) and remove their vehicle immediately.
- d. If an ~~the~~ R/L has leased a space in the Recreational Vehicle Lot (RVL), the lease shall be terminated immediately upon termination of their tenancy in the M/O's unit.
- e. The M/O is ultimately responsible for the behavior and actions of their R/L and will be held responsible for any fees, fines or disciplinary consequences incurred by the R/L. See Policy 30-5093-1, Member Code of Conduct.

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**GOLDEN RAIN FOUNDATION Seal Beach, California**

## LEASE AGREEMENT – RV LOT

- f. GRF and the LESSEE have examined the premises and are fully informed of its condition. LESSEE represents that, at the time of this Lease, the premises are in good order, repair, and in a safe and clean condition.

2. PREMISES

GRF leases to LESSEE and LESSEE leases from GRF (Space \_\_\_\_\_) located at 13599 El Dorado Drive, Seal Beach, California, 90740; Tract No. 4401, MM/154/9-17 as recorded with the County of Orange, State of California.

3. TERM

The term of this Lease shall commence on June 01, 2021 and ending May 31, 2022.

4. ANNUAL LEASE AMOUNT, TAXES, EXPENSES

- a. LESSEE shall pay to GRF a minimum annual payment, without deductions, set off, prior notice or demand, the sum of: [check one] see 70-1487-2 for lease fees.

- ☐ 20 foot or less space: ~~\$204.00 a year~~  
☐ 21 foot to 30-foot space: ~~\$240.00 a year~~  
☐ 31 foot and above: ~~\$348.00 a year~~

The first year's payment is payable ten (10) days after the contract is signed by both parties and the LESSEE is invoiced. For each subsequent year, annual lease payment is due on June 1st with a 10-day grace period. After the 10th day, the account is considered delinquent and is subject to a late charge of 1% for each month the account is delinquent. In addition to late fees, for each check that a bank returns for any reason, the Lessee must pay \$25.00.

- b. Lot Access Devices (Clickers) and Trust property gate key

- i. Each LESSEE shall receive one (1), lot access clicker and one (1) gate key for a \$50 deposit.  
ii. Upon end of term of lease and/or cancelation of the lease by the LESSEE, upon returning the clicker and key to GRF, LESSEE shall receive a refund within ten (10) days of the Deposit.  
iii. Additional clicker and key (one allowed) will be provided for an additional \$50 deposit.

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GOLDEN RAIN FOUNDATION Seal Beach, California

**LEASE AGREEMENT – RV LOT**

- iv. Lost or damaged clickers or keys will be replaced for \$25 each, original deposit shall stand.
- c. All payments shall be remitted to GRF at the address to which notices to GRF are given at Golden Rain Foundation, PO Box 2069, Seal Beach, California 90740 (Attention Accounting).
- d. GRF shall be responsible for all real property taxes and general and special assessments levied and assessed on the portion of the premises documented in Section I, Item 2 above.
- i. In the event the County of Orange or the State of California increases the real property tax amount or levies a general or special assessment on the portion of the premises documented in Section II, that amount will be paid by GRF and the annual lease payment due under this Lease for the subsequent year will increase by the amount equal to Lessee's pro rata share of the increase or assessment.

5. LIMITATIONS ON USE

- a. LESSEE shall use the premises for the storage and service of recreational vehicles, trailers and other vehicles including all tow vehicles that must be registered in the Shareholders name and have a Leisure World Seal Beach address and in operable condition. All vehicles must be owned or co-owned by an Authorized Resident ~~GRF Member~~ in good standing per the terms and conditions of the Trust Agreement, GRF Bylaws, Policies and Mutual Occupancy Agreement and may not be delinquent on any assessments or fines verified by the Stock Transfer office. LESSEE must be the principal user of the vehicle. All stored equipment will be legally licensed, insured and have a current, registered GRF decal. No vehicles shall have a PNO (planned non-operation) status. No other uses may be made of these premises without the consent of GRF.
- b. LESSEE's use of the premises as provided in this Lease shall be in accordance with the following:
- i. LESSEE shall not do, bring or keep anything in or about the premises that will cause the cancellation of any insurance covering the premises, including storage of hazardous materials.
- ii. If the rate of any insurance carried by GRF is increased as a result of the LESSEE's use, LESSEE shall pay to GRF at least ten (10) days before the date GRF is obligated to pay a premium on the insurance within ten (10) days after GRF delivers to LESSEE a certified statement from GRF's

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(Dec 20)

**GOLDEN RAIN FOUNDATION Seal Beach, California**

## LEASE AGREEMENT – RV LOT

insurance carrier stating that the rate increase was caused solely by an activity of LESSEE on the premises as permitted in this Lease, whichever date is later, the sum equal to the difference between the original premium and the increase in the premium.

- iii. LESSEE shall comply with all of the applicable GRF policies and rules concerning the premises and LESSEE's use of the premises, including with limitation, the obligation at LESSEE's cost to alter, maintain or restore the premises in compliance and conformity with all laws relating to the condition, use, or occupancy of the premises during the term.
- iv. In case GRF receives a mandate from the Environmental Protection Agency, or any city, state, or federal agency regarding soil contamination and/or handling or processing of hazardous materials/waste, the parties hereby agree to amend any and all terms of this Lease Agreement without any cancellation notice required.
- v. LESSEE shall not use the premises in any manner that will constitute waste, nuisance, or unreasonable annoyance to owners or occupants of adjacent property.
- vi. Security will provide stickers, which must be clearly posted on all vehicles parked on the premises. All ~~vehicles~~ vehicles' owners must show proof of a valid GRF ID card, valid driver's license, liability insurance and vehicle registration (in GRF Member's name) to be eligible to lease a space in the lot.
- vii. LESSEE is required to keep the area surrounding the premises clean and free of clutter and debris at all times.
- viii. No hazardous materials are to be disposed of in the RV Storage Lot or anywhere on the premises.
- ix. LESSEE is not permitted to conduct any commercial enterprise on the premises.
- x. One (1) space can be assigned to any LWSB address. A second space may be leased if space is available.
- xi. LESSEE shall not allow any vehicles to be washed on the premises, except in the GRF wash facility.
- xii. RV's and all stored vehicles must be driven or towed out of the storage lot at least once a year.
- xiii. No living, overnight sleeping, or cooking in the premises is permitted at any time.
- xiv. Vehicles will be kept in good running order with no flat tires. Lessee shall have 30 days to repair, fix or remove vehicle in need of repair, ~~from portions of the leased premises.~~
- ~~xv. The premises are to be used for storage (see 1 (b)).~~

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(Dec 20)

GOLDEN RAIN FOUNDATION Seal Beach, California



**LEASE AGREEMENT – RV LOT**

~~xvi.~~xv. Change of ownership on any vehicle does not guarantee a space in on the premises. The new owner must request permission to enter into a new lease with GRF and he/she will move to the end of any waiting list.

6. MAINTENANCE

LESSEE, at its cost, shall maintain in good condition, all portions of the leased premises, including without limitation, any personal property, and improvements of GRF currently located on the premises.

- a. LESSEE shall be liable for any damage to the premises resulting from the acts of omissions of LESSEE or its authorized representatives.
- b. GRF shall maintain the premises.
- c. LESSEE shall not make any alterations to the premises without GRF's written consent.
- d. Any alterations made shall remain on and be surrendered with the premises on expiration or termination of the term, except that GRF can elect within six (6) months before expiration of the term, to require LESSEE to remove any alteration that LESSEE has made to the premises. If GRF so elects, LESSEE, at its cost, shall restore the premises to the condition designated by GRF in its election before the last day of the term.
- e. If LESSEE is to make any alterations to the premises as provided in this Section, the alterations shall not be commenced until seven (7) days after GRF has received written notice from LESSEE stating the date that the installation of the alterations is to commence so that GRF can post and record an appropriate notice of non-responsibility.

7. MECHANIC'S LIENS

LESSEE shall pay all costs for construction done by it or caused to be done by it on the premises as permitted by this Lease. LESSEE shall keep the premises, including improvements and land in which the premises are a part, free and clear of all mechanic's liens resulting from construction done by or for the LESSEE. LESSEE shall have the right to contest the correctness or the validity of any such lien, if immediately on demand by GRF, LESSEE procures and records a lien release bond issued by a corporation authorized to issue surety bonds in California in an amount equal to one and one-half (1-1/2) times the amount of the claim of lien.

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**GOLDEN RAIN FOUNDATION Seal Beach, California**

## LEASE AGREEMENT – RV LOT

The bond shall meet the requirements of Civil Code Section 3143 shall provide for the payment of any sum that the claimant may recover on the claim, together with costs of suit, if it recovers in the action.

8. UTILITIES AND SERVICES

- a. LESSOR shall make all arrangements for and pay for all utilities and services furnished to or used by LESSEE, including without limitation, sewer and telephone service, except for those utilities and services GRF is to furnish to the premises as set forth in the following paragraph.
- b. GRF shall furnish electricity, water and trash service for the premises.
- c. GRF shall not be liable for failure to furnish water to the premises when the failure results from causes beyond GRF's reasonable control, but in case of the failure, GRF will take all reasonable steps to restore the interrupted water services.

9. INDEMNITY AND EXCULPATION, INSURANCE

- a. GRF shall not be liable to LESSEE for any damages to LESSEE or LESSEE'S property from any cause. LESSEE waives all claims against GRF for damage to person or property arising for any reason, except that GRF shall be liable to LESSEE for damage resulting from the negligent acts or omissions of GRF or its authorized representatives.
- b. LESSEE shall indemnify, defend, and hold GRF and its agents, authorized representative, directors, officers and employees harmless from all claims, damages, lawsuits, debts and reasonable attorney fees and costs arising out of any such damage.
- c. LESSEE shall pay the premiums for maintaining any insurance required by this Lease.

10. ASSIGNMENT

- a. LESSEE shall not voluntarily assign or encumber its interest in this Lease or in the premises, or sublease all or part of the premises, or allow any person or entity to occupy or use all or any part of the premises. Any assignment, encumbrance, or sublease with GRF's consent shall be voidable and, at GRF's election, shall constitute a default. No consent to any assignment, encumbrance, or sublease shall constitute a further waiver of the provisions of this paragraph.
- b. No interest of LESSEE in this Lease shall be assignable by operation of law. Each of the following acts shall be considered an involuntary assignment:

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## LEASE AGREEMENT – RV LOT

- i. If LESSEE is or becomes bankrupt or insolvent, makes an assignment for the benefit of creditors, or institutes a proceeding under the bankruptcy act in which LESSEE is the bankrupt.
  - ii. If a writ of attachment or execution is levied on this Lease.
  - iii. If, in any proceeding or action in which LESSEE is a party, a Receiver is appointed with authority to take possession of the property.
- c. An involuntary assignment shall constitute a default by LESSEE and GRF shall have the right to elect to terminate this Lease, in which case the Lease shall not be treated as an asset of LESSEE.

11. DEFAULT

- a. The occurrence of any of the following shall constitute a default by LESSEE:
- i. Failure to pay monies when due.
  - ii. Failure to maintain required insurance and vehicle registration.
  - iii. Failure to perform any other provision of this Lease if the failure to perform is not cured within thirty (30) days after notice has been given to LESSEE. If a default cannot reasonably be cured within thirty (30) days, LESSEE shall not be in default of this Lease if LESSEE commences to cure the default within the 30-day period and diligently and in good faith continues to cure the default.
- b. Notice, as given under this paragraph, shall specify the alleged default in the applicable Lease provisions, and shall demand that LESSEE perform the provisions of this Lease or pay the monies that is in arrears, as the case may be, within the applicable period of time, or quit the premises. No such notice shall be deemed a forfeiture or a termination of this Lease unless GRF so elects in the Notice.
- c. GRF shall have the following remedies if LESSEE commits a default. These remedies are not exclusive; they are cumulative in addition to any remedies now or later allowed by law:
- i. GRF can terminate LESSEE's rightful possession of the premises at any time with thirty (30) days' notice. No act by GRF, other than giving notice to LESSEE, shall terminate this Lease. Acts of maintenance, efforts to re-let the premises, or the appointment of a Receiver on GRF's initiative to protect GRF's interest under this Lease shall not constitute termination of LESSEE's right to possession. On termination, GRF has the right to recover from LESSEE:

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GOLDEN RAIN FOUNDATION Seal Beach, California

## LEASE AGREEMENT – RV LOT

1. The worth, at the time of the award of the unpaid monies that had been earned at the time of termination of this Lease.
2. The worth, at the time of the award of the amount by which the unpaid monies that would have been earned after the date of termination of this Lease, until the time of award exceeds the amount of the loss of monies that LESSEE proves could have been reasonably avoided.
3. The worth, at the time of the award of the amount by which the unpaid monies for the balance of the term after the time of award exceeds the amount of the loss of monies that LESSEE provides could have been reasonably avoided; and
4. Any other amount and court costs necessary to compensate GRF for all detriment proximately caused by LESSEE's default.

- d. GRF, at any time after LESSEE commits a default, can cure the default at LESSEE's cost. If GRF, at any time by reason of LESSEE's default, pays any sum or does any act that requires the payment of any sum, the sum paid by GRF shall be due immediately from LESSEE to GRF at the time the sum is paid and, if paid at a later date, shall bear interest at the rate of 5 percent (5%) per annum from the date the sum is paid.

12. NOTICE

Any notice, demand, request, consent, approval, or communication that either party desires, or is required to give to the other party or any other person, shall be in writing and either served personally or sent by first class mail. Any notice, demand, request, consent, approval, or communication that either party desires or is required to give to the other party, shall be addressed to the other party at the address set forth in the introductory paragraph of this Lease. Either party may change its address by notifying the other party of the change of address. Notice shall be deemed communicated within forty-eight (48) hours from the time of mailing as provided in this paragraph.

13. WAIVER

- a. No delay or omission in the exercise of any right or remedy of GRF on any default by LESSEE shall impair such a right or remedy or be construed as a waiver.
- b. GRF's consent to, or approval of any act by LESSEE requiring GRF's consent or approval, shall not be deemed to waive or render unnecessary GRF's consent to or approval of any subsequent act by LESSEE.

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(Dec 20)

GOLDEN RAIN FOUNDATION Seal Beach, California

**LEASE AGREEMENT – RV LOT**

- c. Any waiver by GRF or any default must be in writing and shall not be a waiver of any other default concerning the same or any other provision of the Lease.

**14. ATTORNEYS' FEES**

If either Party commences an action against the other party arising out of, or in connection with this Lease, the prevailing party shall be entitled to have and recover from the losing party reasonable attorneys' fees and costs of suit.

**15. MISCELLANEOUS**

- a. Entire Agreement. This Lease Agreement and GRF policies and rules sets forth the entire agreement of the parties with respect to the subject matter of this Lease Agreement and supersedes all prior agreements or understandings with respect to the subject matter of this Lease Agreement, whether written or oral. There are no representations, warranties, or agreements by or between the parties that are not fully set forth in this Lease Agreement, and no representative of GRF or its agents is authorized to make any representations, warranties, or agreements other than as expressly set forth in this Lease Agreement. This Lease Agreement may only be amended by a writing signed by the parties.
- b. Construction. This Lease Agreement shall be governed and construed in accordance with the laws of the State of California. Whenever possible, each provision of this Lease Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Lease Agreement shall be invalid or prohibited under such applicable law, such provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Lease Agreement.
- c. Modifications and Counterparts. This Lease Agreement may not be amended or modified except by way of a writing signed by all parties to this Lease Agreement. This Lease Agreement may be signed in one or more counterparts, each of which shall be deemed an original and shall be effective when all parties have executed a counterpart. Signatures on this Lease Agreement transmitted electronically shall have the same force and effect as original signatures.
- d. Authority to Enter Agreement. This Lease Agreement is the result of arms-length negotiations. Each signatory to this Lease Agreement represents and warrants to the others that he or she has full authority and is duly and fully authorized to execute this Lease Agreement.

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**GOLDEN RAIN FOUNDATION Seal Beach, California**



**LEASE AGREEMENT – RV LOT****GOLDEN RAIN FOUNDATION****RV LOT - LESSEE**\_\_\_\_\_  
President (Signature)\_\_\_\_\_  
Shareholder (Signature)\_\_\_\_\_  
Print\_\_\_\_\_  
Print\_\_\_\_\_  
Date\_\_\_\_\_  
DateP.O. Box 2069  
Seal Beach, CA. 90740\_\_\_\_\_  
Mailing Address**Attachments:**~~1. LESSEE~~ Bylaws1. 70-1487-1A Recreational Vehicle Lot (RVL)- Rules and Regulations2. 70-1487-1B Recreational Vehicle Lot (RVL)- Vehicle Maintenance3. 70-1487-2 Recreation Vehicle Lot (RVL)- Schedule of Fees and Monetary Fines~~2. LESSEE~~ Resolution**Document History**

Reviewed: 23 Dec 20

**Keywords:** Lease Agreement RV Lot Recreation

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GOLDEN RAIN FOUNDATION Seal Beach, California

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## BOARD ACTION REQUEST

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**TO:** GRF BOARD OF DIRECTORS  
**FROM:** SECURITY, BUS AND TRAFFIC COMMITTEE  
**SUBJECT:** CAPITAL FUNDING REQUEST – GRF ELECTRIC VEHICLES  
**DATE:** APRIL 13, 2022  
**CC:** FILE

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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.

I move 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 and to authorize the President to sign the needed contracts.



3850 Cherry Avenue Long Beach, CA 90807-4323  
Office: 562-436-6241 Fax: 562-988-0138

PREPARED BY:  
Eric Lover  
562-577-0327

Sales Manager  
electriccarsales@me.com

Purchase Quote

3/8/22

CUSTOMER INFORMATION			
Customer	Leisure World Seal Beach	Address	
Contact Name	Grant	office	
Email	grantw@lwsb.com	Fax	

GENERAL CART INFORMATION							
Manufacturer	Club Car	Model	Carryall 510 LSV	Year	2022	Gas	Electric

SPECIFICATIONS			
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STANDARD EQUIPMENT		OPTIONAL EQUIPMENT	
Body Color (Classic White) non metallic		Doors and rear window	\$ 2,615.00
Seating for 2		cargo box	\$ 851.00
Four wheel Drum brakes			\$ 0.00
Top speed 25 mph			\$ 0.00
Lsv Street Legal			\$ 0.00
Seat Belts Standard			\$ 0.00
Dot windshield			\$ 0.00
Standard Backup Camera			\$ 0.00
self adjusting rack and pinion			\$ 0.00
Custom extruded aluminum frame			\$ 0.00
Regenerative Braking			\$ 0.00
Automotive Style Suspension			
Charger that Plugs Into any 110v Outlet			Electric
Comfort grip steering wheel		<div>Order Authorization</div> <div>Name</div> <div>Title</div> <div>Date</div> <div>Signature</div>	
Durable Non-Slip Flooring			
Unique digital instrumentation - Speedometer			
1200Lb Payload Capacity			
Vehicle Size 137 x 74.3 x 54 in			
400 amp controller			\$ 0.00
5 HP Motor Peak 16 Hp Ac drive 48volt			\$ 0.00
Basic cab			\$ 0.00
BASE PRICE	\$ 16,982.00		\$ 0.00

SUB TOTAL	\$ 20,448.00
OMNIA Discount -13%	\$ (2,658.24)

SALE PRICE	\$ 17,789.76
TAX	\$ 1,556.60
FREIGHT and dealer prep	\$ 1,100.00
REGISTRATION (\$350)	\$ 0.00
TOTAL DUE	\$ 20,446.36

Pricing per OMNIA Partners Contract # EV 2671-01





# CART MART

GOLF CARTS, PARTS & SERVICE SINCE 1959

Quote Number: GRF,CA510-R1

Date: April 1, 2022

ACCOUNT INFORMATION			
Customer Name:	Golden Rain Foundation	Contact:	Grant Winford
Billing Address:	1280 Golden Rain Foundation, PO Box 2069	Mobile Phone:	562.644.6853
City, State, Zip:	Seal Beach, CA 90740	E-Mail Address:	grantw@wsb.com

SALES PERSON	PHONE NUMBER	EMAIL ADDRESS	ESTIMATED DELIVERY	PAYMENT TERMS
Sean McHenry	(760) 744-4420 ext. 3002	Sean.Mchenry@cartmart.com	8-9 MONTHS	DUE ON RECEIPT

QUANTITY	OPTION #	DESCRIPTION	UNIT PRICE	EXT. PRICE	
3	NISO	2023 Club Car 510 LSV "street legal" electric two passenger utility vehicle, 48V eight 6V batteries, 3 phase AC motor 4.4HP(3.3kW) peak 16HP(11.7kW), 400 amp solid state controller, on board Delta Q high frequency charger, aluminum frame/chassis, self adjusting rack and pinion steering, front & rear independent leaf spring w/dual hydraulic shocks, 4 wheel disc/drum brakes, hand operated park brake, 205-65-10 6 ply DOT tires, 12V power plug, DC converter 25A, head/tail/brake lights, turn signals, horn speedometer, odometer, battery guage, back up camera.	\$17,132.00	\$51,396.00	
		Curtis ROPS cab, safety glass windshield w/wiper, rear view mirror, driver side view mirror, seat belts, canopy headlliner, overhead console.			
3	OOEM	Cargo box with tailgate tethers	\$865.00	\$2,595.00	
3	OOEM	Driver/passenger doors and rear window insert	\$2,615.00	\$7,845.00	
OMNIA Program discount applied below Seal Beach, CA sales tax 8.75% ASK US ABOUT OUR EXCLUSIVE EXTENDED WARRANTY OPTIONS					
<p><b>INSPECTION BEFORE DELIVERY:</b> To provide the best experience for our customers and to reduce errors or misunderstandings regarding your order, customers are required to approve and sign off on the final order in person, prior to delivery. Whenever possible, buyers are encouraged to return to the retail store with the intent to inspect and approve the vehicle prior to delivery. At that time, we will collect all remaining payments to Cart Mart in full, and a delivery date will be established. If Customer is unable or refuses to return to the store for final inspection only to refuse delivery later, the buyer agrees to pay a redelivery charge in an amount no less than the amount listed on this quotation as "Delivery". Customer is also aware that change orders after completion, may incur an additional charge.</p> <p><b>WARRANTY DISCLAIMER:</b> Buyer verifies and accepts the attached Warranty Disclaimer and the designation for coverage, if any. Buyer further agrees that a representative of Cart Mart has explained and reviewed the coverage under the attached warranty designations and that no representation beyond what is listed in this proposal has been made.</p> <p><b>PRICING DISCOUNTS AND PAYMENT TERMS ON LOW SPEED VEHICLES (LSV's):</b> As of January 1, 2019, LSV's require licensing and titling at the time of sale therefore, all LSV documentation and payments must be settled prior to delivery. Commercial pay terms for LSV's are no longer available so if you wish to take the Net 30 day pay option, you agree to forego the proposed purchase discount. This option also requires Cart Mart be listed as a Lienholder on title until settled. Additional charges may apply.</p> <p><b>OMNIA Contract # EV2671-01</b></p>			SUB-TOTAL	\$20,612.00	\$61,836.00
			SPECIAL DISCOUNT	(\$2,749.16)	(\$8,247.48)
			DEALER PREP / INSTALL	\$800.00	\$2,400.00
			LOCAL DELIVERY	\$160.00	\$480.00
			TAXABLE SUB-TOTAL	\$18,822.84	\$56,468.52
			SALES TAX	\$1,647.00	\$4,941.00
			EXTENDED WARRANTY	\$0.00	\$0.00
			INBOUND FREIGHT / ORIGIN	\$759.00	\$2,277.00
			DMV / DOCUMENT FEES	\$0.00	\$0.00
			REVISED SUB TOTAL	\$21,228.84	\$63,686.52
			TOTAL TRADE IN VALUE	\$0.00	\$0.00
			LESS DEPOSIT / PAYMENT	\$0.00	\$0.00
			TOTAL BALANCE DUE	\$21,228.84	\$63,686.52

BY SIGNING AND ACCEPTING THIS QUOTATION, I AM FULLY COMMITTED TO THE PURCHASE OF THIS VEHICLE(S). I HAVE RECEIVED THE TERMS AND DISCLAIMERS AND I HEARBY AUTHORIZE CART MART TO COMMENCE THE SOURCING AND BUILDING OF THIS ORDER. I UNDERSTAND THAT THE TIME AND WORK INVOLVED MAY INCLUDE THE PROCUREMENT OF THE ACTUAL VEHICLE OR SOURCING OF COMPONENTS AND MAY ALSO REQUIRE ADDITIONAL CUSTOM MODIFICATIONS TO THE VEHICLE. BECAUSE OF THAT, I ACCEPT THAT MY ORDER MAY NOT BE CANCELLED AND THAT MY DOWN PAYMENT IS NON-REFUNDABLE AFTER 24 HOURS.

<b>X</b>	<b>X</b>	<b>X</b>
REVIEWED & ACCEPTED BY:	PRINTED NAME / TITLE:	DATE:

CORPORATE HEADQUARTERS: 237 SOUTH BENT AVENUE, SAN MARCOS, CA 92078

SAN DIEGO | RANCHO MIRAGE | LA QUINTA | ORANGE COUNTY | LOS ANGELES | AUGUSTA, GA | NASHVILLE, TN

WWW.CARTMART.COM (800) 660-4421

This quotation is valid for 30 days only



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