



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

BOARD OF DIRECTORS

Agenda

Tuesday, May 24, 2022, 10:00 a.m.
Clubhouse Four/Zoom

To view the live GRF Board meeting:

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

1. Call to Order/Pledge of Allegiance

2. Roll Call

3. President's Announcements

4. Seal Beach City Council Member's Update

5. Shareholder/Member Comments (pp.1-2)

6. Consent Calendar (pp.3-4)

- a. Committee/Board meetings for the Month of April 2022
 - i. Minutes of the Recreation Committee Meeting of April 4, 2022
 - ii. Minutes of the Physical Property Committee Meeting of April 6, 2022
 - iii. Minutes of the GRF Administration Committee Meeting of April 7, 2022
 - iv. Minutes of the Communications/IT Committee Meeting of April 14, 2022
 - v. Minutes of the Finance Committee Meeting of April 18, 2022
- b. GRF Board of Directors Minutes April 26, 2022
- c. GRF Board Report, dated May 24, 2022 **(pp.15-22)**
- d. Approve Capital Funds Investment Purchase **(pp.23-24)**
- e. Acceptance of the Interim Financial Statements, April 2022, for Audit **(pp.25-32)**

7. Ad Hoc Reports

- a. Governing Document Ad Hoc Committee – Discussion
- b. Strategic Planning Ad Hoc Committee - Discussion
- c. Website Ad Hoc Committee – Discussion
- d. Bulk Cable Ad Hoc Committee - Discussion

8. New Business

- a. General
 - i. Approve Vacation Policy (**Ms. Snowden - pp.33-34**)
- b. GRF Administration
 - i. **FINAL VOTE:** Amend 30-5093-1, Authorized Resident Rules of Conduct (**Ms. Gerber - pp.35-38**)
- c. Finance Committee
 - i. Change in Funding Source – GRF Electrical Vehicles (**Ms. Isom - pp.39-40**)
 - ii. **FINAL VOTE:** Amend 40-5061-2, Fees (**Mrs. Ableser - pp.41-46**)
- d. Mutual Administration Committee
 - i. Amend 50-6101-5, Planning Ahead for my Family (**Mr. Mandeville -pp.47-80**)
- e. Physical Property Committee
 - i. Reserve Funding Request – Clubhouse Six-HVAC (**Mr. Friedman -pp.81-86**)
 - ii. Reserve Funding Request – Trust Street Repairs (**Mrs. Damoci -pp.87-108**)
 - iii. Capital Funding Request – Pit Stop Facility - Electrical Outlets (**Mr. Melody - pp.109-110**)
 - iv. Reserve Funding Request – Clubhouse One Pool Room Replacements (**Mr. Dodero - pp.111-114**)
 - v. Reserve Funding Request – Plotter Printer/Scanner (**Mr. Pratt - pp.115-118**)
 - vi. Approve Waste and Recycling Services Contract (**Ms. Gerber - pp.119-120**)
- f. Recreation Committee
 - i. **FINAL VOTE:** Amend 70-2504-2, The Library Fees (**Mrs. Perrotti - pp.121-124**)
- g. Security, Bus & Traffic Committee
 - i. Approve Donation for Wheelchair Lift for New Buses (**Mr. Massetti - pp.125-126**)
 - ii. **FINAL VOTE:** Amend 80-1937-1, Parking Rules (**Ms. Gambol - pp.127-134**)

9. Board Member Comments

10. Next Meeting

Tuesday, June 7, 2022, GRF Ballot Counting Meeting in Clubhouse Four/Virtual
Tuesday, June 14, 2022, GRF Annual Meeting in Clubhouse Four/Virtual
Friday, June 17, 2022, Committee Ratification Meeting in Clubhouse Four/Virtual
Tuesday, July 26, 2022, GRG Board Meeting in Clubhouse Four/Virtual

11. Adjournment

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Tia Makakaufaki

To: Susan Hopewell
Subject: RE: Billboards. Digital billboards

From: Linda Herman
Sent: Saturday, May 14, 2022 9:56 AM
To: Susan Hopewell
Subject: Billboards. Digital billboards

This is a topic I really am not passionate about.

However

Last night I worked in laguna woods. I took a picture of their way to deal with club advertisement. You can do whatever you like with this info. I have never seen digital billboards there. I do find standing in front of a tv monitor for 10-20 minutes annoying. Picking up a flyer or looking at postings on a billboard is better use of my time.

I did not investigate who produces the flyers in laguna. I do fine myself looking thru them for things of interest. Our clubhouse 6 would be a good location. I suppose all the clubhouses would have a location for flyers. This is just another option. It does not affect me one way or the other.

A list of what is going on each day in each clubhouse might be helpful. That could be done on the digital billboards.
Regards
Linda Herman



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 April 2022 Committee meetings:

Minutes of the Recreation Committee Meeting of April 4, 2022

Minutes of the Physical Property Committee Meeting of April 6, 2022

Minutes of the GRF Administration Committee Meeting of April 7, 2022

Minutes of the Communication/IT Committee Meeting of April 14, 2022

Minutes of the Finance Committee Meeting of April 18, 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
April 26, 2022**

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

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

ROLL CALL

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

Director Pratt was not present

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

Human Resources Director, LeAnn Dillman was present via Zoom.

Seventeen Directors participated with a quorum of the voting majority.

SEAL BEACH COUNCIL MEMBER'S REPORT

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

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

SHAREHOLDER/MEMBER COMMENTS

In accordance with Policy 5610, Participation by Foundation Members, members may enter a comment period prior to the beginning of business. NOTE: Foundation members are permitted to make comments before the business of the Board begins. Requests must be

registered in advance of the meeting. The Open Meeting Act allows boards of directors to establish reasonable time limits for the open forum and for speakers to address the board. Time limits, per speaker, are limited to:

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

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

AD HOC REPORTS

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

NEW BUSINESS

GENERAL

Approval 2022 PayGrade

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

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

TO adopt the new 2022 Paygrade schedule, as presented.

Four Directors spoke on the motion.

1.8 Soil Testing and Topographic Survey

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

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

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

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

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

Two Directors and the Facilities Director spoke on the motion.

FINANCE COMMITTEE

2021 Excess Income Distribution

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

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

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

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

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

Four Directors spoke on the motion.

GRF ADMINISTRATION COMMITTEE

Approval - Appoint 2022 Inspector of Election

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

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

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

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

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

One Director spoke on the motion.

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

At the April 7, 2022 meeting of the GRF Administration Committee, the Committee moved to recommend the GRF Board of Directors amend 30-5093-1, Authorized Resident Rules of Conduct.

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

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

Two Directors spoke on the motion.

Amend 30-5024-1, Committee Structure

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

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

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

Five Directors spoke on the motion.

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

MUTUAL ADMINISTRATION COMMITTEE

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

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

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

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

One Director spoke on the motion.

PHYSICAL PROPERTY COMMITTEE

Reserve Funding Request - Clubhouse Two Renovation

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

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

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

- Custom Glass-Replace windows at gable end black \$15,865
- Hutton Painting-Paint the entire interior (ADRC standards) \$28,000
- MJ Jurado- replace lighting in the lobby and main hall \$34,500

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

At its April 18, 2022 Finance Committee meeting, the Committee determined that sufficient Reserve Funding in the amount of \$130,177 are available. The Committee placed a temporary hold on these funds pending a Board action to release the funds for this project.

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

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

Two Directors spoke on the motion.

Capital Funding Request – Storm Drain Screens Project

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

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

At the April 6, 2022 Physical Property Committee meeting, the Committee reviewed the project, cost sharing with the City of Seal Beach and Orange County Transportation Authority and the need to comply with State requirements. The Committee unanimously moved to recommend the Board to approve this project.

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

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

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

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

Eight Directors and the Facilities Director spoke on the motion.

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

RECREATION COMMITTEE

Reserve Funding Request – Clubhouse One Picnic Tables

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

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

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

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

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

No one spoke on the motion.

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

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

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

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

No one spoke on the motion.

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

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

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

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

Ten Directors spoke on the motion.

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

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

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

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

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

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

Please check with the Recreation Department Head for any additional

safety issues not listed, as presented.

No Director spoke on this motion.

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

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

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

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

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

Agreement, updating document language as presented.

Two Directors spoke on the motion.

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

Capital Funding Request – GRF Electric Vehicles

At the April 13, 2022 meeting of the Security, Bus & Traffic Committee, the Committee moved to recommend the GRF Board of Directors to purchase three 2022 model-year Club Car Carryall 510 LSV electric utility vehicles, in the amount of \$65,000, including a \$3,000 contingency, from Long Beach Electric Car Sales after review by the Finance Committee for funding.

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

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

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

Two Directors and the Fleet Manager spoke on the motion.

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

BOARD MEMBER COMMENTS

Four Directors offered a comment.

ADJOURNMENT

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

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

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



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May 24, 2022



BOARD NEWSLETTER

Approved Consent Agenda

MOVED and approved the consent agenda included • Minutes of the Physical Property Committee Meeting of March 2, 2022 • Minutes of the GRF Administration Committee Meeting of January 3, 2022 • Minutes of the Recreation Committee Meeting of March 7, 2022 • Minutes of the GRF Board Meeting of January 22, 2022 • GRF Board Report dated April 26, 2022 • The acceptance of the Interim Financial Statement, March 2022 • Approval Reserve Funds Investment Purchase

General –Approval 2022 PayGrade

MOVED to adopt the new 2022 Paygrade schedule, as presented.

General – Soil Sample and Topographic Survey

MOVED 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.

Finance Committee - Approval Distribution of Excess Income

MOVED 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.

GRF Administration Committee - Approval – Appoint 2022 Inspector of Election

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

MOVED 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.

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

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

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

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

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

Physical Property Committee - Capital Funding Request – Storm Drains Screens Project Resurrection

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

Recreation Committee - Reserve Funding Request – Clubhouse One – Picnic Tables

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

Recreation Committee - TENTATIVE VOTE: Adopt Policy 70-1487-1B, Recreational Vehicle Lot (RVL) - Rules and Regulations

MOVED 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.

Recreation Committee - TENTATIVE VOTE: Amend Policy 70-1487-2, Recreational Vehicle Lot (RVL)- Schedule of Fees and Monetary Fines

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

Maintenance

MOVED 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.

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

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

Security Bus & Traffic - Capital Funding Request – GRF Electric Vehicle

MOVED 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.

May 2, 2022, Recreation Committee

- CONCURRED by the Committee to forward Clubhouse One lights to the PPC Committee.
- MOVED by the Committee to approve the Golden Wind Zen Group Club.

May 5, 2022, Physical Properties Committee

- MOVED and recommended the GRF Board award a contract to County Heating & Air Conditioning Inc., and to make the needed repairs and upgrades to the existing HVAC system, in the amount not to exceed \$10,000, Reserve Funding, and authorize the President to sign the contract, pending review by the Finance Committee.
- MOVED and recommended the GRF Board cancel the previous contract with County Heating & Air Conditioning Inc., in the amount of \$252,253.
- CONCURRED by the Committee to dissolve the Charging Station Sub-Committee and the Woodshop Sub-Committee.
- MOVED and recommended the GRF Board award a five-year contract for the Waste and Recycling Contract bid to Athens Services, in the amount of \$71,300.32, for the first year, Operating Funding and authorize the President to sign the contract.
- MOVED and recommended the GRF approve the MJ Jurado contract for the Trust Street Repair in the amount of \$2,643,003, Reserve Funding, and authorize the President to sign the contract, pending review by the Finance Committee.
- MOVED and recommended the GRF Board to award a contract to Ogan Construction, for adding three (3) (110v) electrical outlets to the Pit Stop Facility, in the amount of \$6,380 with a 10% contingency, for a total cost not to exceed \$7,018, Reserve Funding, and authorize the President to sign the contract, pending review by the Finance Committee.
- MOVED and recommended the GRF Board award the following contracts for Clubhouse One upgrades: to Custom Glass for doors and windows, a cost not to exceed \$20,275 with a 10% contingency for a total cost of \$22,302.50, to Axxess Door for ADA access for one (1) new storefront door at the men's pool room, a cost not to exceed \$3,420.82 to Service Maintenance, to issue a work order in the amount of \$800 for material to repaint the Clubhouse One Pool Room. The total project cost for the Clubhouse One Pool Room upgrade is \$26,523.50, Reserve Funding and authorize the President to sign the contracts, pending review by the Finance Committee.
- MOVED and recommended the GRF Board approve the purchase of one (1) new HP DesignJet T830 Large Format Multifunction Wireless Plotter Printer, with the

optional spindle, for a total cost of \$2,845, Reserve Funding, pending review by the Finance Committee.

May 5, 2022, GRF Administration Committee

- CONCURRED by the Committee will bring back the 300-1001-5 Glossary of Terms to the next scheduled meeting for the Committee to vote.
- CONCURRED by the Committee to bring back Training for Mutual Board Directors by Department Heads to the next scheduled meeting.
- CONCURRED by the Committee to bring back the Election Voting by Acclamation to the next scheduled meeting.

May 9, 2022, Mutual Administration Committee

- MOVED to recommend the GRF Board to accept 50-6101-5 Planning Ahead for My Family, as amended, pending a 28-day notification.
- CONCURRED by the Committee to “Discuss Identifying Thrift Stores to Donate Items” at the next Committee meeting and to refer topic to the Communications Committee.

May 11, 2022, Security, Bus and Traffic Committee

- MOVED and recommended the GRF Board accept the Golden Age Foundation donation in the amount of \$19,968.44 for two new wheelchair lifts.
- MOVED and recommended the GRF Board approve the Passport proposal in the amount of \$18,000 Capital Funding, pending review by the Finance Committee.
- MOVED to forward to the Physical Property Committee to investigate three 25 mph signs to place after each entrance at a convenient spot.
- MOVED to forward to the Recreation Committee to add a mutual numbered sticker to the RVs in the RV Lot.
- MOVED to forward to the Physical Property Committee to investigate the addition of sixteen K-Rail Barriers.
- CONCURRED by the Committee to let the Physical Property Committee handle the agenda topic, Northgate Traffic Flow.
- CONCURRED by the Committee to schedule a work study in the month of July for policy 80-55800-2, Entry Procedures.

May 12, 2022, Communications/IT Committee

- CONCURRED by the Committee to discuss the Employee Communications (DG) at the next scheduled Committee meeting
- CONCURRED by the Committee to discuss the Livestream Tech Issues at the next scheduled Committee meeting.
- CONCURRED by the Committee to discuss Cameras & Equipment in Conference Rooms at the next scheduled Committee meeting.
- CONCURRED by the Committee to discuss the GRF Building Electronic Temperature Units Replacements at the next scheduled Committee meeting.

May 13, 2022, Architectural Design and Review Committee

- CONCURRED by the Committee to review the Approved Plant List and Additional Plants for Consideration at the next scheduled meeting.
- CONCURRED by the Committee to take no action on the Perimeter Wall-Wire Sculpture agenda topic.
- MOVED to send the March proposal from J&J Landscaping to the July agenda for ADRC review and to separate the library and globe into two items.
- CONCURRED by the Committee to review the Clubhouse One Landscape agenda topic at the August meeting.
- CONCURRED by the Committee to review the Art Such as Sculptures on Trust Property at the next scheduled meeting.
- CONCURED by the Committee moved not to approve the purchase of three planters and place them on El Dorado near the RV Lot wall.
- CONCURRED by the Committee moved to purchase two Bulova Round Wall Clocks for the total amount of \$423.18 from cost center 748.
- MOVED and recommended the GRF Board approve the area at the pool be drought-tolerant plants and rocks and remove any grass to save water and maintenance costs.
- CONCURRED by the Committee to instruct staff to get a cost from J&J Landscaping to plant areas at the swimming pool and send it to the Physical Property Committee meeting in August for approval.

May 16, 2022, Finance Committee

- MOVED to accept for audit and forward to the GRF Board the interim financial statements for period ending April 30, 2022, as presented by the Director of Finance and as reviewed by the Finance Committee. After further discussion, the Committee moved and recommended the GRF Board, amend the expenditure for the three (3) electrical vehicles, from Capital to Reserve funding.
- MOVED and recommended the GRF Board authorize the purchase of brokered CDs through US Bancorp totaling \$340,000 of capital funds, with terms ranging from six (6) to eighteen (18) months at the prevailing interest rates at the time of purchase and at the discretion of the financial advisor.

- MOVED to inform the Board that Capital Funds, in the amount of \$ of \$7,018, are available and have directed the Director of Finance to place a temporary hold on these funds, pending Board action on the proposed project, addition three (3) (110v) electrical outlets to the Pit Stop Facility at 1.8.
- MOVED to inform the Board that Reserve Funds, in the amount of \$26,523, are available and have directed the Director of Finance to place a temporary hold on these funds, pending Board action on the proposed upgrades to Clubhouse One pool room with the replacement of windows, exterior doors, and interior painting.
- MOVED to inform the Board that the Finance Committee has determined: • Reserve Funds, in the amount of \$10,000, are available and have directed the Director of Finance to place a temporary hold on these funds, pending Board action on the proposed contract, for repairs and upgrades to the existing HVAC system, upstairs in Clubhouse Six and to authorize the President to sign the needed contract.
- MOVED to inform the Board that the Finance Committee has determined: • Reserve Funds, in the amount of \$2,845, are available and have directed the Director of Finance to place a temporary hold on these funds, pending Board action on the proposed purchase of One (1) new HP DesignJet T830 Large Format Multifunction Wireless Plotter Printer, with the optional spindle.
- MOVED to inform the Board that the Board that the Finance Committee has determined: • Reserve Funds, in the amount not to exceed \$2,640,303, are available and have directed the Director of Finance to place a temporary hold on these funds, pending Board action on the proposed contract to MJ Jurado for the 2022 paving project and to authorize the President to sign the needed contract.

Financial Recap – April 2022

As of the four-month period ended April 2022, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$484,849.

Major variances are:

Wages, Taxes & Benefits	\$409,813	Favorable: Wages \$251K; P/R Taxes \$28K; Workers' Comp \$26K; 401(k) ER Match \$22K; Group Ins \$83K; average FTE < budget by 18.4 FTEs
Employee Related Expenses	(70,069)	Unfavorable: Agency fees \$62K; Recruiting \$19K
Professional Fees	(23,661)	Unfavorable: System security monitoring
Facilities Maintenance	53,858	Favorable: Less YTD maintenance than planned; Janitorial contract renegotiated for less.
Community Entertainment	23,673	Favorable: Community events deferred due to COVID-19
Publication Printing	28,884	Favorable: Lower pricing due to change in printing company; less pages in newspaper due to COVID impacts.
Property & Liability Insurance	32,475	Favorable: Actual premiums less than budgeted
Renal Income	25,524	Favorable: Resales office sales exceed budget
News Advertising	21,250	Favorable: Display ads greater than budgeted
SRO Labor Cost Recovery	(77,562)	Unfavorable: Less billable hours than budgeted

	Fund Balance	Allocated For Current Projects	Allocated For Future Projects	For details, see page
Reserve Funds				
Repairs & Replacements	\$12,496,837	\$1,245,447	\$11,251,390	7

	Fund Balance	Allocated Funds	Unallocated Funds	For details, see page
Capital Funds				
Capital Improvements	\$2,745,191	\$711,709	\$2,033,482	8

Total year-to-date approved unbudgeted operating expenses are \$393,367.



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE (CM)
SUBJECT: CAPITAL IMPROVEMENT FUNDS INVESTMENT PURCHASE
DATE: MAY 24, 2022
CC: FILE

At the regularly scheduled meeting of the Finance Committee on May 16, 2022, the members discussed the amount of liquid capital improvement funds available for investing and the current investment ladder.

Following this discussion, the committee passed a motion to recommend to the GRF Board, the purchase of brokered CDs through US Bancorp totaling \$340,000 of capital funds, with terms ranging from six (6) to eighteen (18) months at the prevailing interest rates at the time of purchase and at the discretion of the financial advisor.

To approve the purchase of brokered CDs from US Bancorp totaling \$340,000 of capital improvement funds, with terms ranging from six (6) to eighteen (18) months at the prevailing interest rates at the time of purchase and at the discretion of the financial advisor.

Capital Funds Investment Ladder as of April 30, 2022

Term	Maturity Month	Investment Amount	Rate
0	May-22	300,000	0.05%
1	Jun-22	245,000	0.05%
2	Jul-22	105,000	0.05%
3	Aug-22		
4	Sep-22	200,000	0.07%
5	Oct-22	110,000	0.10%
6	Nov-22	300,000	0.10%
7	Dec-22	125,000	0.30%
8	Jan-23		
9	Feb-23		
10	Mar-23		
11	Apr-23	240,000	0.15%
12	May-23		
13	Jun-23	125,000	0.45%
14	Jul-23		
15	Aug-23		
16	Sep-23		
17	Oct-23		
18	Nov-23		
19	Dec-23		
20	Jan-24		
21	Feb-24		
22	Mar-24		
23	Apr-24		
24	May-24		
25	Jun-24		
26	Jul-24		
27	Aug-24		
28	Sep-24		
29	Oct-24		
30	Nov-24		
31	Dec-24		
32	Jan-25		
33	Feb-25		
34	Mar-25		
35	Apr-25		
36	May-25		



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE
SUBJECT: ACCEPTANCE OF THE INTERIM APRIL 2022 FINANCIAL STATEMENTS
DATE: MAY 24, 2022
CC: FILE

At the regularly scheduled meeting of the Finance Committee on May 16, 2022, 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 April 2022 interim financial statements for audit.

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

Financial Recap – April 2022

As of the four-month period ended April 2022, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$484,849.

Major variances are:

Wages, Taxes & Benefits	\$409,813	Favorable: Wages \$251K; P/R Taxes \$28K; Workers' Comp \$26K; 401(k) ER Match \$22K; Group Ins \$83K; average FTE < budget by 18.4 FTEs
Employee Related Expenses	(70,069)	Unfavorable: Agency fees \$62K; Recruiting \$19K
Professional Fees	(23,661)	Unfavorable: System security monitoring
Facilities Maintenance	53,858	Favorable: Less YTD maintenance than planned; Janitorial contract renegotiated for less.
Community Entertainment	23,673	Favorable: Community events deferred due to COVID-19
Publication Printing	28,884	Favorable: Lower pricing due to change in printing company; less pages in newspaper due to COVID impacts.
Property & Liability Insurance	32,475	Favorable: Actual premiums less than budgeted
Renal Income	25,524	Favorable: Resales office sales exceed budget
News Advertising	21,250	Favorable: Display ads greater than budgeted
SRO Labor Cost Recovery	(77,562)	Unfavorable: Less billable hours than budgeted

	Fund Balance	Allocated For Current Projects	Allocated For Future Projects	For details, see page
Reserve Funds				
Repairs & Replacements	\$12,496,837	\$1,245,447	\$11,251,390	7

	Fund Balance	Allocated Funds	Unallocated Funds	For details, see page
Capital Funds				
Capital Improvements	\$2,745,191	\$711,709	\$2,033,482	8

Total year-to-date approved unbudgeted operating expenses are \$393,367.

P.O. Box 2069
Seal Beach CA 90740

Description			
	Current Assets:		
	Cash & cash equivalents	437,888	
1122000	Non-Restricted Funds	501,683	
	Receivables	540,672	
	Prepaid expenses	500,127	
1154100	Deferred Lease Revenue	9,960	
	Inventory of maintenance supplies	494,534	

	Total Current Assets		2,484,863
	Designated deposits		
1211000	Contingency Operating Fund	1,000,000	
	Reserve Fund	12,496,837	
1212500	Capital Improvement Fund-GRF	2,745,191	

	Total designated deposits		16,242,028
	Notes Receivable		
1411000	Notes Receivable	55,943	

	Total Notes Receivable		55,943
	Fixed Assets		
	Land, Building, Furniture & Equipment	41,529,871	
	Less: Accumulated Dep'n	(24,701,770)	

	Net Fixed Assets		16,828,101
	Other Assets		-----
	Total Assets		35,610,935
			=====

P.O. Box 2069
Seal Beach CA 90740

Description		
Liabilities & Equity		
Current Liabilities:		
	Accounts payable	344,243
	Project Commitments	542,032
	Prepaid Deposits	60,186
	Accrued payroll & payroll taxes	652,058
	Unearned Income	99,090
	Accrued expenses	100,670

	Total Current Liabilities	1,798,278
	Total Liabilities	1,798,278
Equity		
Mutuals' Beneficial Interest		
3211000	Contingency Operating Reserve Equity	1,000,000
3212000	Reserve Equity	12,148,868
3394000	Capital Fund Equity	2,551,017
3310000	Beneficial Interest in Trust	18,467,116

	Total Mutuals' Beneficial Interest	34,167,002
Membership interest		
	Membership certificates of 844 shares @ \$200 par value, and 5,764 shares @ \$250 par value, authorized, issued and outstanding	1,609,800
	Additional paid-in-capital	4,641,851

	Total Paid-in-Capital	6,251,651
Excess Income		
	Current Year	67,791
3910000	Excess Income / (Expense) Prior Year	600,000

	Total Excess Income	667,791
3920000	Dep'n & Amortization	(7,273,787)
	Net Stockholders' Equity	33,812,657

	Total Liabilities & Stockholders' Equity	35,610,935
		=====

Golden Rain Foundation
Cash Flow Activity - All Reserves
For the Period Ended April 30, 2022

	Contingency Operating Fund	Reserve Fund	Capital Improvement Fund	Nonrestricted Funds	Total
Balance 12/31/2021	1,000,000	11,780,045	3,147,920	439,121	16,367,086
Funded: Assessments		166,664			166,664
Funded: Amenities Fees collected (208)		438,442	438,442		876,884
Funded: M17 Lease Fees collected (18)		4,644	4,644		9,288
Funded: Interest on Funds		4,109	319		4,428
Expenditures		(197,067)	(846,135)		(1,043,202)
2021 Excess Income	-	300,000		(300,000)	-
Transfers between funds	-	-			-
Net Monthly Activity				362,562	362,562
Balance 4/30/2022	1,000,000	12,496,837	2,745,191	501,683	16,743,711
Net Activity	-	716,792	(402,730)	62,562	376,624

Golden Rain Foundation

Cash Flow Activity - All Reserves

For the Month of April 2022

	Contingency Operating Fund	Reserve Fund	Capital Improvement Fund	Nonrestricted Funds	Total
Balance 3/31/2022	1,000,000	12,106,805	2,743,322	922,206	16,772,332
Funded: Assessments		41,667			41,667
Funded: Amenities Fees collected	(56)	118,708	118,708		237,415
Funded: M17 Lease Fees collected	-	-	-		-
Funded: Interest on Funds		1,229	41		1,270
Expenditures		(71,571)	(116,880)		(188,451)
2021 Excess Income		300,000		(300,000)	-
Transfers between funds					-
Net Monthly Activity				(120,523)	(120,523)
Balance 4/30/2022	1,000,000	12,496,837	2,745,191	501,683	16,743,711
Net Activity	-	390,033	1,869	(420,523)	(28,622)

Golden Rain Foundation
Quick Balance Sheet Analysis
For the Period Ended April 30, 2022

SELECTED BALANCE SHEET ITEMS

	Current Balance	Prior Month	Increase (Decrease)
Cash In Bank	939,571	1,162,481	(222,910)
Current Assets	18,726,891	18,738,924	(12,033)
Current Liabilities	1,798,278	1,877,867	(79,589)
Current Ratio	10.41	9.98	
Designated Deposits:	16,242,028	15,850,127	391,901
Reserve Fund			
Capital Improvement Fund			
Contingency Operating Fund			

RESULT OF OPERATIONS

Current Month	Actual	Budget	Variance	%
Income	1,512,297	1,526,580	(14,283)	(0.94)
Expense	1,404,709	1,561,910	157,201	10.06
Net Materials Recovery(Pass Thru)	0	0	0	
Excess Income or (Expense)	107,588	(35,330)	142,918	
Year To Date	Actual	Budget	Variance	%
Income	5,878,942	6,128,001	(249,059)	(4.06)
Expense	5,422,359	6,156,267	733,908	11.92
Net Materials Recovery(Pass Thru)	0	0	0	
Excess Income or (Expense)	456,583	(28,266)	484,849	

Full Time Equivalents		
For the Month	Average YTD	Planned - 2022
141.12	141.13	159.50

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BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: GRF ADMINISTRATION COMMITTEE
SUBJECT: GRF VACATION ACCRUAL POLICY REVISION
DATE: MAY 24, 2022
CC: FILE

As our community and the world is emerging from the pandemic and after two years of disruption, the Foundation is experiencing higher staff turnover and has recognized the importance of retaining and attracting talented employees in this fiercely competitive market. The Board has identified this unique opportunity and is reviewing salaries, pay grades, and employee benefits as demonstrated by the recent 5% economic adjustment, current salary reviews, and the enhancement of the healthcare benefits offered.

One additional benefit offering discussed at its Executive Session, the GRF Administration Committee on May 5, 2022 is the existing vacation accrual. The Committee identified the ability to improve this time off policy. Per the current 2020 Employee Handbook, Section VII, Item D, GRF has two (2) existing vacation policies. The current vacation accrual schedules listed below has been reviewed and evaluated.

Full-time employees hired on or after January 1, 2013, are eligible to accrue vacation benefits in accordance with the following schedule:

Years of Service	Bi-Weekly Accrual	Annual Accrual	Maximum Accrual Balance
0 to 6.99 Years	3.08	80 Hours per Year	120 Hours
7 to 14.99 Years	4.62	120 Hours per Year	180 Hours
15+ Years	6.16	160 Hour per Year	240 Hours

Full-time employees hired before January 1, 2013, are eligible to accrue vacation benefits in accordance with the following schedule:

Years of Service	Bi-Weekly Accrual	Annual Accrual	Maximum Accrual Balance
0 to 4.99 Years	3.08	80 Hours per Year	120 Hours
5 to 9.99 Years	4.62	120 Hours per Year	180 Hours
10+ Years	6.16	160 Hours per Year	240 Hours

Based upon the discussion, the Committee concluded that the vacation accrual benefit required revision to remain competitive.

The proposed revision to the vacation accrual schedule would establish one (1) policy and would adjust the rates of accrual. These changes are reflected below.

Full-time, benefit eligible employees. are eligible to accrue vacation benefits in accordance with the following schedule:

Years of Service	Bi-Weekly Accrual	Annal Accrual	Maximum Accrual Balance
0 to 3.99 years	3.08 hours	80 Hours per year	120 hours
4 to 7.99 years	4.62 hours	120 Hours per year	180 hours
8 to 9.99 years	6.16 hours	160 Hours per year	240 hours
10+ years	7.69 hours	200 hours per year	300 hours

Additionally, the Committee recommends that employees who are at their maximum accrual balance, be allowed to request cash out a maximum of two (2) weeks' pay (80 hours) by November 30th of each year. In order to cash out, employees must leave a minimum of half (½) unused and accrued balance.

I move to approve the adoption of the proposed employee vacation accrual benefit, Section VII, Item D, of the current 2020 Employee Handbook as stated above and include the additional the cash out opportunity also defined above.



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: GRF ADMINISTRATION COMMITTEE
SUBJECT: **FINAL VOTE:** AMEND 30-5093-1, AUTHORIZED RESIDENT RULES OF CONDUCT
DATE: MAY 24, 2022
CC: FILE

At the March 21, 2022 meeting of the Recreation Committee, the Committee moved to recommend the GRF Board of Directors to amend 30-5093-1, Authorized Resident Rules of Conduct.

At the March 22, 2022 meeting of the GRF Board of Directors, the Board voted to tentatively amend 30-5093-1, Authorized Resident Rules of Conduct, pending a 28-day notice period to Foundation members. The document draft was published in the March 31st edition of the *LW Weekly*. Members were welcomed to submit their comments or questions to the Board Office on this matter. This process is recommended in accordance with Civil Code **§4360**.

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

I move to amend 30-5093-1, Authorized Resident Rules of Conduct as presented.



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/Lessees, 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/Lessees, Caregivers, and visitors.

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

2.4.1 Behaviors such as the following are prohibited:

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

2.4.1.2 Personal insults and yelling.

2.4.1.3 Any form of discrimination.

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

2.4.1.5 Sexually suggestive language.

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

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

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

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

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

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

2.4.1.11 Non-compliance with GRF Governing Documents.

3. NON-COMPLIANCE

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

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

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

4. NOTIFICATION OF VIOLATION AND RIGHT TO HEARING

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

Document History

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

Keywords: Rules of Conduct Authorized Resident (AR)

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Golden Rain Foundation

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Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE
SUBJECT: GRF ELECTRICAL VEHICLES – CHANGE IN FUNDING SOURCE
DATE: MAY 24, 2022
CC: FILE

At the April 26, 2022 Golden Rain Foundation Board meeting, the Board approved the purchase of three (3), 2022 model-year Club Card Carryall 510 LSV electric utility vehicles using \$65,000, Capital Funding. Because this purchase is to replace existing electric vehicles, the Finance Committee suggested changing the funding source from Capital Funding to Reserve Funding.

At the May 16, 2022 meeting of the Finance Committee, the Committee passed a motion to request the Board to change the funding source from Capital Funding to Reserve Funding for this purchase.

I move to approve the change in funding source from Capital Funding to Reserve Funding of \$65,000 for the purchase of three (3), 2022 model-year Club Card Carryall 510 LSV electric utility vehicles that will be replacing three (3) existing electric vehicles, originally approved by the GRF Board of Directors on April 26, 2022.

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Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: FINANCE COMMITTEE
SUBJECT: **FINAL VOTE:** AMEND 40-5061-2, FEES
DATE: MAY 24, 2022
CC: FILE

At the March 21, 2022 meeting of the Recreation Committee, the Committee moved to recommend the GRF Board of Directors to amend 40-5061-2, Fees.

At the March 22, 2022 meeting of the GRF Board of Directors, the Board voted to tentatively amend 40-5061-2, Fees, pending a 28-day notice period to Foundation members. The document draft was published in the March 31st edition of the *LW Weekly*. Members were welcomed to submit their comments or questions to the Board Office on this matter. This process is recommended in accordance with Civil Code **§4360**.

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

I move to amend 40-5061-2, Fees as presented.



Fees

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

1. FACILITIES AND AMENITIES (AMENITIES) FEE:

1.1. ~~Existing~~ All GRF Members (owner & co-owner), Co-occupants and Qualified Permanent Resident(s) Each owner, co-owner, co-occupant, non-owner, or qualified permanent resident is are required to pay a one-time, non-refundable Amenities fee.

1.2. The Amenities fee for an ~~existing GRF Member~~ (owner & co-owner), Co-occupant non-owner or and Qualified pPermanent rResident(s) co-owner, represents a use fee for access and use of the Trust facilities, amenities, and participation in GRF activities.

1.3. Non-resident co-owners do not pay an Amenities fee and have no right to use any of the facilities or amenities except as a guest of a Member.

1.4. The Amenities fee is calculated as twenty-five (25) times the monthly GRF assessment and rounded up to the nearest dollar. The Amenities fee is reviewed annually and is implemented on January 1st of each year.

1.5. Existing GRF Member (owner & co-owner), Co-occupant non-owner(s) and Qualified Permanent Resident(s) may transfer from one unit to another without having to pay the Amenities fee again. They have thirty (30) days to complete the transfer.

1.5.1. If they relinquish their GRF membership ~~are out of the community for~~ more than thirty (30) days, a new Amenities fee will need to be paid.

1.6. The Amenities fee shall be allocated as follows:

1.6.1. Fifty percent (50%) into the GRF Capital Improvement Fund.

1.6.2. Fifty percent (50%) into the GRF Reserve Fund.

2. PAYMENT OF AMENITIES FEE:

2.1. New Members are encouraged to pay the Amenities fee in full at the close of the purchase escrow. By California statute, GRF has established a finance plan to pay the Amenities fee over a seven-year period for those Members who wish to finance the fee.

2.2. Members who opt to finance the payment of their Amenities fee must complete a Promissory Installment Note and agree to the terms of the Note.

2.2.1. If a Member opts to finance the Amenities fee, the Member shall pay a one-time upfront payment of twenty-five percent (25%) of the total Amenities fee at the close of Escrow and make seven (7) equal annual



Fees

installment payments of the remaining balance. Each annual payment will be due and payable on the anniversary of the date of purchase until the principal amount, including the finance charge, is paid in full.

2.2.2. The annual finance charge on matured, unpaid amounts shall be one percent (1%) per month (APR of 12%) paid annually on the outstanding balance.

2.2.3. In the event that a unit changes ownership before the Amenities fee is paid in full, the balance due must be paid before transfer is complete.

2.2.4. All co-occupant non-owners and qualified permanent residents must pay the Amenities fee in advance without an option to finance.

3. MEMBERSHIP CERTIFICATE AND MUTUAL STOCK CERTIFICATE PROCESSING FEE:

3.1. GRF shall issue one membership certificate per unit.

3.1.3.2. ~~GRF shall issue~~ and one stock certificate per unit in Mutuals 1-12 and 14-16. They may contain one or more names.

3.2.3.3. ~~A certificate processing fee of two hundred fifty dollars (\$250) will be charged in advance each time any of the certificates are changed or altered to cover the cost of preparing, recording and/or replacing either or both certificates. To cover the cost of preparing, recording and/or replacing either or both certificates, a certificate processing fee of two hundred fifty dollars (\$250) will be charged in advance each time any of the certificates are changed or altered.~~

3.3.3.4. The certificate processing fee will be waived when a Member elects to remove a deceased co-owner from the title and have new certificates issued. The fee will be waived only within one (1) year of the owner's death and will not be waived for other transfer requests such as the replacement of lost certificates, or the addition or removal of Member owners or non-resident co-owner(s).

3.4. ~~The Certificate processing fee shall be allocated to Cost Center 533 (Stock Transfer).~~

4. TRANSFER FEE – IN ESCROW:

The seller of a Mutual share of stock shall pay a transfer fee of five hundred dollars (\$500) to cover the cost of transferring ownership(s). ~~The fee shall be allocated to Cost Center 533 (Stock Transfer).~~

5. NON – OWNER, CO-OCCUPANT PROCESSING FEE

~~Non – Owner, Co-Occupant~~ and Qualified Permanent Resident shall be charged a ~~Processing fee of one hundred dollars (\$100) shall be charged to cover the set up and processing costs, and shall be allocated to Cost Center 533 (Stock Transfer).~~



Fees

6. MUTUAL CORPORATION FEES

Each Mutual represents a fully independent corporation and as such may establish fees applicable to the Mutual. GRF operates as the management company for the Mutuals and will, as part of its duties, apply Mutual Fees in accordance with established Mutual policies/rules. (See the 7000 Policy Series).

7. STOCK TRANSFER LEGAL REVIEW OF TRUST FEES

7.1. Upon a requested transfer of stock ownership by a Trust, either by the sale of a unit or an in-house ownership transfer, Probate Code §18100.5 delegates to the GRF the right to request the current acting trustee or successor trustee to provide either a certification of trust, or a copy of the trust. The following procedures will be is implemented.

7.1.1. Any trustee or successor trustee seeking to transfer the ownership of a mutual unit, either by the sale of the unit through escrow or an in-house ownership transfer, will be required to provide the Stock Transfer Office a Certification of Trust, or, a copy of the Trust document for the GRF attorney to review prior to any completed transfer of ownership.

7.1.2. The Stock Transfer Office shall not proceed with any sale or transfer of ownership via a trust document prior to the GRF attorney reviewing the trust and providing in writing a letter of release allowing the Stock Transfer Office to proceed.

7.1.3. In an effort to offset the cost of the required GRF attorney review, there shall be assessed to the trustee or successor trustee, a fee of one hundred twenty-five dollars (\$125) representing the attorney's fee and GRF's pro-rated staff time, to be collected at the time of the trust review.

~~7.1.4. Legal Review of Trust Fees shall be allocated to Cost Center 533 (Stock Transfer).~~

8. LESSEE ANNUAL AMENITIES FEE -FOR ALL MUTUAL 17 ONLY LEASES INITIALLY DATED PRIOR TO JANUARY 1, 2021 AND SUBSEQUENT RENEWALS.

8.1. The GRF annual Lessee Amenities fee is a required use fee for access to the Trust facilities, amenities, and participation in GRF activities. The Lessee fee is calculated at twenty-five percent (25%) of the GRF annual assessment rounded up to the nearest dollar for each occupant.

8.2. The required annual Lessee Amenities fee payment is due and payable in full

(Feb 20)

GOLDEN RAIN FOUNDATION Seal Beach, California



Fees

- on the date of the lease agreement. No monthly payments can be made.
- 8.3.** If delinquent, the current (before January 1, 2021) Mutual 17 Lessee, shall pay damages to reimburse GRF for its expense and overhead in collecting the payment as follows:
- 8.3.1.** A twenty-five dollar (\$25) late fee, and
- 8.3.2.** Interest at one percent (1%) per month (APR of 12%) from the original date due until the date the full payment is received.
- 8.4.** In addition to late fees, for each check from a Lessee that a bank returns for any reason, the Lessee must pay a twenty-five dollar (\$25) returned check fee, and all bank charges assessed against the association.
- 8.5.** If a Lessee becomes more than ninety (90) days delinquent, the Lessee will receive a 30-day notice of GRF's intent to suspend the right to use GRF amenities and Trust facilities, including driving privileges upon GRF Trust streets. GRF may also refer the Lessee account to an attorney or collection agency for appropriate action. All fees incurred by an attorney or collection agency to recover the delinquent amounts will be assessed to the Lessee.
- 8.6.** GRF reserves the right to collect the delinquent account for the Amenities fee from Lessor.
- 8.7.** Lessee Amenities fees shall be allocated as stated in Section 1.7.
- 9.** The fee for verifying Powers of Attorney and Court Orders will be seventy-five dollars (\$75) per document, per review, ~~and shall be allocated to Cost Center 533 (Stock Transfer).~~
- 10.** The fee for additional Leisure World maps will be one dollar (\$1) per map (shareholders excluded).
- 11.** All Fees are subject to annual review and are subject to change.

Document History

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

(Feb 20)

GOLDEN RAIN FOUNDATION Seal Beach, California

FINANCE

40-5061-2



Fees

Amended: 22 Apr 14 (subheading correction only)

Amended: 28 Oct 14 (Effective 01 Jan 2015)

Amended: 27 Oct 15 (Effective 01 Jan 2016)

Amended: 27 Dec 16 (Effective 01 Jan 2017)

Amended: 23 May 17 (Effective 01 each year)

Amended: 19 Dec 17 Amended: 17 Dec 18

Amended: 23 Jul 19 Amended: 22 Oct 19

Amended: 23 Apr 19

GDC 26 Feb 20

Keywords: Finance Fee Stock Transfer Amenities Lessee

157

(Feb 20)

GOLDEN RAIN FOUNDATION Seal Beach, California



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: MUTUAL ADMINISTRATION COMMITTEE
SUBJECT: AMEND 50-6101-5 PLANNING AHEAD FOR MY FAMILY
DATE: MAY 24, 2022
CC: FILE

At the May 9, 2022 meeting of the Mutual Administration Committee, the Committee moved to recommend the GRD Board to amend 50-6101-5 Planning Ahead for My Family.

I move to amend 50-6101-5 Planning Ahead for My Family, updating document language throughout, as presented.

NEW VERSION



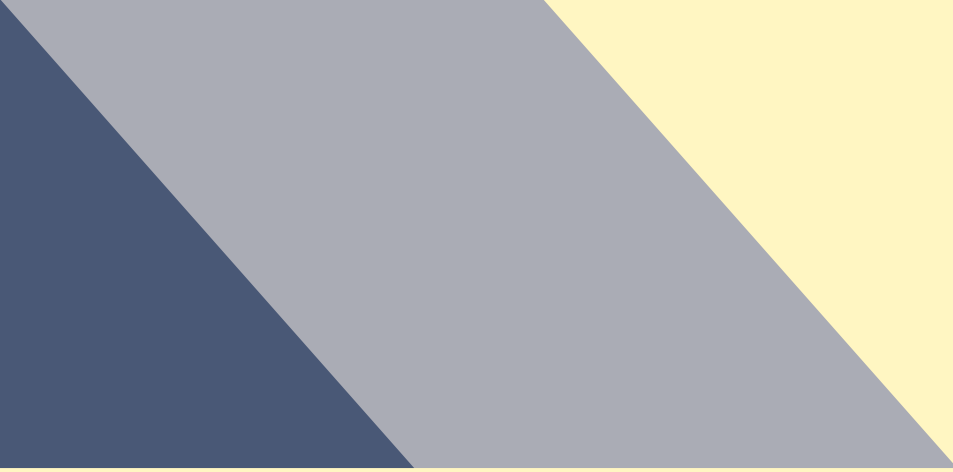
Planning Ahead For My Family



Presented by:

Golden Rain Foundation

50-6101-5, Revised 04-29-2022



Dear Golden Rain Foundation Member,

This Planning Ahead for My Family workbook was compiled and presented to you as a courtesy. You will find important information to assist you and your family members when the need arises. This packet is meant to serve as a guide to help you navigate through a difficult time.

We have tried to cover as many items and topics as possible, but keep in mind that they may not all apply to your specific situation.

Please feel free to use this Planning Ahead for My Family workbook in any way you may find helpful.

Kind regards,

Golden Rain Foundation

Seal Beach, CA

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Planning Ahead Checklist

You should make a list of the following items that are pertinent to you and your estate. Keep it with this packet for your Estate Administrator. Review the list periodically and update as necessary.

✓	TOPIC	NOTES
	Stock and GRF Membership Certificates	Where are the Stock and GRF Membership Certificates located? For surviving spouse or family
	Marriage Certificate(s) or Divorce Decree(s)	Where are the copies of Marriage Certificate(s) or Divorce Decree(s)? For surviving spouse or family
	Credit Cards	List Company, Account numbers, phone numbers, email, and passwords
	Insurance Policies	List Company, Account numbers, phone numbers, email, and passwords
	Pension or Annuity Information	List Company, Account numbers, phone numbers, email, and passwords
	Financial Advisor	List current portfolio and contact info
	Estate Planning Trust/Will	Is there a Trust? Is there a Will? Note: A will may need to go through probate
	Identify resources for placement of pets	List names and phone numbers
	Friends and people to notify upon your	Name, phone, email, address
	Carport or Storage	List Carport or Storage locations and locations of keys.
	RV space or mini-farms plot (1.8 acres) locations	List RV Space number and Mini-farm plot location
	Preferences or plans	Where documents are located
	Pre-planned burial or cremation	List Names and Phone Numbers

Checklist for Death of a Shareholder/Member

✓	TOPIC	NOTES
	Member Passing	<p>Call 911 – Security is automatically notified. Paramedics will contact Seal Beach Police Dept., if necessary</p> <p>Call Hospice if deceased under their care</p> <p>For support, call family or friends</p>
	Grief support groups	Contact Health Care Center
	Deceased transport	Funeral home, cremation service
	Stock Transfer Office	<p>562) 431-6586, ext. 400, 348, 339</p> <p>1. Notify of Death</p> <p>2. Establish legal authority for access to the unit</p> <p>3. Return GRF ID</p>
	Mutual	<p>Call Mutual President 9:00 a.m. – 5:00 p.m. (Phone number in laundry room, and online listed under the board of directors)</p> <p>1. Notify of death</p> <p>2. Ask about the Mutual Policy regarding caregiver, co-occupant, and/or family members staying in the unit.</p>
	Stock and Membership certificates	See examples on Page 7
	Trust documents	<p>Locate Trust Documents</p> <p>Note: A Will does not grant any rights of access into the unit</p>

Memos:

Making Arrangements Checklist

✓	TOPIC	NOTES
	Access to Unit	Contact Stock Transfer Department
	Funeral Services	Contact Funeral Service or Cremation Services
	Religious Services	Contact preferred Religious Representative
	Services / Memorial / Celebration of Life in Leisure World Clubhouse	<p>Call Recreation Department or Church to arrange for reservations.</p> <p>(562) 431-6586, ext. 398</p> <p>Notify Security of date, time, location, and names of attending non-Leisure World residents.</p> <p>(562) 594-4754</p>
	LW Weekly Obituary and Service Notification	Contact LW Weekly: (562) 430-0534

Memos:

Family Checklist

✓	TOPIC	NOTES
	Family's Intent for Unit	Contact Mutual President and Stock Transfer Office.
	Electricity	DO NOT turn off the breaker or electricity. Continue to pay SCE bills. Smoke alarm is hardwired to the electricity.
	Refrigerator	Clean out refrigerator and freezer. Shut the doors. Turn on low setting.
	Appliances	Appliances may belong to the Mutual. Confirm with the Mutual President.
	Death Certificates	Order Death Certificates from the Mortuary or Cremation Service.
	Trusts	Locate Trust documents. A Will does not grant rights-of-access to the unit.
	Wills	Locate the Wills. Attorney contact information.
	Monthly Assessments	You MUST continue to make monthly assessment payments. Call Finance for Information: (562) 472-1330
	Insurance	You must continue insurance coverage until the unit is sold.
	Banking	Check for safe deposit box. Review automatic payments and/or transfers.
	Medical alert service	Contact Provider to cancel.
	Internet & Cable Service	Contact Provider.
	Automobile, RV, and all vehicle disposal	Notify DMV. Death certificate required.
	USPS and Subscriptions	Notify USPS and cancel all subscriptions.
	Items labeled Library, Golden Age Foundation and CERT	These are borrowed and need to be returned. See Informational Directory (pg. 11)
	Medication Disposal	Contact Pharmacy or see Informational Directory (pg. 11)
	Eyeglasses Disposal	Contact Health Care Center (562) 493-9581
	RV Space and/or Mini-Farms plot	Notify the Recreation Department if the deceased has an RV Space and/or Mini-Farms lot. (562) 431-6586, ext. 398

Selling Unit Checklist

✓	TOPIC	NOTES
	Selling the Unit	Contact the On-Site Home Sales Office at (562) 598-1388 or www.onsitehomesales.com Additional Real Estate offices are listed in LW Weekly.
	Important Documents	Copy of Trust or Death Certificate & Original Stock and Membership Certificates.
	Appliances	Appliances may be owned by the Mutual. Contact Mutual President for clarification
	Electricity	DO NOT turn off breaker. Must remain on for smoke alarms and refrigerator
	Carport Storage	Clean out the carport storage. Contact the Stock Transfer Department and Mutual President
	Vehicle in Carport	No vehicle may be parked in the carport without current GRF Seal Beach and DMV registrations. Contact Mutual President for details.
	Disposal of items	Consider Estate Sales or Charitable donations. For Estate Sales, contact Mutual President or check classified section on LW Weekly.
	Mutual Trash Bins	These are for small, daily trash only; boxes must be placed into recycle bin only when broken down flat.
	Electronic waste (TV, DVR, lamps, computer, monitors, earphones)	Electronic item dumpster is on west side of Maintenance yard.
	Hazardous waste (paint, cleaning supplies, oils, grease, solvents)	Drop off location: 17121 Nichols St, Huntington Beach 92647
	Mini-farm (1.8 acres) dumpsters	Available for larger items that are not recyclable
	Unit Improvements	Contact Physical Properties Department for approved contractor's list: (562) 431-6586 ext. 352

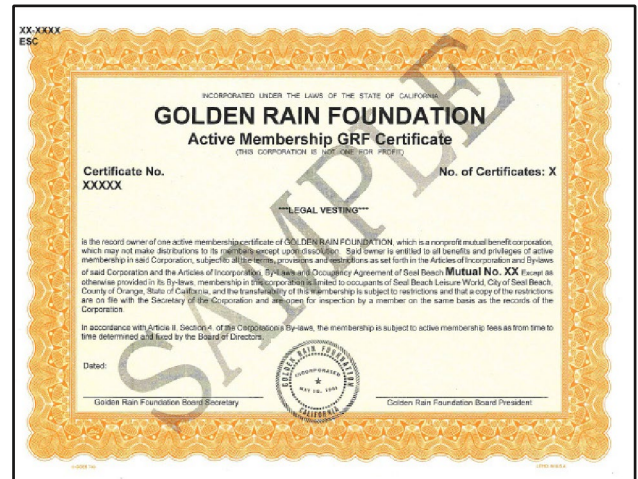
Seller's Instructions in Order to Sell a Unit

1. Upon a death of a member, the Mutual Corporation may, under some circumstances, have the right to purchase the stock from the Estate. Contact Mutual President for more information.
2. Contact the On-Site Home Sales Office at (562) 598-1388 or another real estate office. The agent/escrow you select will initiate the "Notice of Intention to Withdraw" to begin this process.
3. Documents required in order to sell unit:
 - a. Certified copy of death certificate (if any)
 - b. Copy of FRONT and BACK of the Stock Transfer Certificate and GRF Membership Certificate
 - c. Copy of Trust (if any)
 - d. Copy of Court Order (if any)
4. In the event there is a Trust, an additional fee will be required and made payable to the Golden Rain Foundation. The Trust and all of the documents listed above would then be forwarded to the Foundation's Attorney for Trust Review.
5. The following documents will need to be signed by the Seller and returned to the selected Realtor or Escrow Officer:
 - a. Notice of Intention to Withdraw
 - b. Pre-listing Inspection
 - c. Escape Tax Notice (if original seller is deceased)
 - d. Prop 58 – if the property is being sold to a son or daughter
6. Along with the keys, original documents will need to be returned to the selected Escrow Company for further processing.
7. All required fees will be disclosed to the Seller by the selected Escrow Company.
8. The pre-authorized Escrow Officer and Realtor will guide the Seller through the process of selling the unit.

Photos for Planning Ahead for My Family



*Mutual Stock
Certificate (Except Mutual 17)*



GRF Membership Certificate

Golden Age Foundation Labels



Golden Age Foundation Walker



*Golden Age Foundation
Wheelchair & Transporter*

Certificate Folder and Library Labels

GOLDEN RAIN FOUNDATION OWNERSHIP CERTIFICATES

Previous Golden Rain Foundation ownership certificate envelope



New Golden Rain Foundation ownership certificate envelope

LEISURE WORLD LIBRARY
GOLDEN RAIN FOUNDATION
P.O. BOX 2069
SEAL BEACH, CA 90740

*Leisure World Seal Beach
Library label*

Golden Rain Foundation Library



003827

*Golden Rain Foundation
Library label*

Guide to Recycling

The law prohibits placing of these items into regular
Green or White waste containers

Household Hazardous Waste

All hazardous waste must be taken to a specialized collection center. Hazardous waste are liquids and materials that (1) pose poison or health risks; (2) catch fire easily; (3) corrode readily; or (4) produce harmful substances when mixed with other matter. Examples are.

Examples are:

- Paint and paint products (empty, dry paint cans can be placed in regular trash),
- Sharps and other used medical products,
- Pesticides, herbicides, and petroleum products,
- Automotive fluids, parts, and products,
- Smoke detectors.

The closest disposal point is Republic Services in Huntington Beach.

E-Waste

- Electronic waste: Cut electrical cords if possible. Dispose at the Service Maintenance Yard
- Household batteries: Dispose during office hours at the Copy and Supply Center, or behind Building 5.
- Fluorescent light bulbs: Dispose during office hours at the Copy and Supply Center, or at Service Maintenance. Incandescent and LED light bulbs can be placed in regular trash containers.

Large Items

- Many large and small items, clean clothing and home furniture can be recycled by local charity Thrift Stores.
- Broken and unusable items may be disposed of at the dumpsters located at the 1.8 acres.

Useful Contacts:

Copy and Supply Center – Building 5: (562) 431-6586, ext. 345.

LW Weekly – Amphitheater Building: (562) 430-0534.

Service Maintenance Yard – Golden Rain Rd. & Canoe Brook Dr.: (562) 431-3548, ext. 363.

Republic Services – 17121 Nichols Lane, Huntington Beach: (714) 847-3581.

Items left in residential units or disposed improperly will result in the shareholder being charged the current LWSB service rate per item for removal. Call your Mutual Director for recycling details.



Guide to Recycling

Separating RECYCLE products from TRASH

ATHENS (the waste collection agency serving Leisure World) has provided a S.O.R.T. (Saving Our Resources Together) Guide for the disposal of products from the home. Plastic bags **CANNOT** be recycled. Please be sure to place recyclables from plastic bags into **WHITE** bin and place plastic bags into the **GREEN** trash bin.



Recyclables

GLASS

- Clear
- Brown
- Green
- Liquor
- Soft drink
- Juice jars
- Food jars

METAL

- Aluminum foil
- Aerosol cans (empty)
- Food cans & lids
- Wire coat hangers
- Soda cans
- Juice cans

PLASTIC

- Milk jugs
- Soda, juice, and water jugs
- Soap bottles
- Containers with numbers 1-7

PAPER

- Newspaper
- Junk mail & magazines
- Envelopes & paper
- Wrapping paper (non-metallic)
- Cereal boxes
- Egg cartons
- Paper shopping bags
- Phone books
- Cardboard boxes (flattened)
- Juice, drink boxes



Informational Directory

Important phone numbers, websites, and addresses

GOLDEN RAIN FOUNDATION, SEAL BEACH	PHONE	EXT.
Administration	(562) 431-6586	310
Building Inspector	(562) 431-6586	353
Escrow Clerk (Physical Property Dept.)	(562) 431-6586	353
Finance Department	(562) 431-6586	330
Golden Age Foundation	(562) 431-9589	
Library	(562) 598-2431	
Mini-Farm	(562) 431-6586	398
Mutual Administration	(562) 431-6586	313
LW Weekly	(562) 430-0534	
Obituary Editor	(562) 472-1276	
Physical Property Department	(562) 431-6586	352
RV Storage Lot	(562) 431-6586	398
Security Office	(562) 594-4754	
Stock Transfer Office	(562) 431-6586	400
On-Site Home Sales	(562) 598-1388 OnSiteHomeSales@gmail.com	
Health Care Center	(562) 493-9581	
Pharmacy	(562) 795-6202	
Safety Coordinator for CERT	(562) 431-6586	356

OTHER AGENCIES	PHONE/WEBSITE
Eyeglasses disposal	Health Care Center
Hazardous Waste	Republic Services 1(800) 299-4898 www.republicservices.com 17121 Nichols St., Huntington Beach 92647
Hazardous Waste Website	www.oclandfills.com/hazardous
Seal Beach Animal Care Center	(562) 430-4993

Stock Transfer Mail Slot



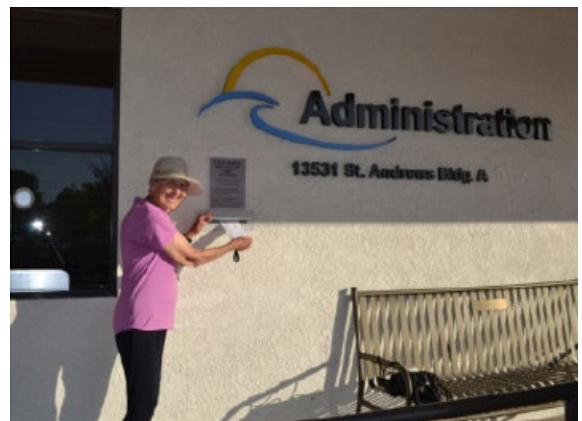
**Stock Transfer is
here to serve you
Better!**

Stock Transfer Now Has a Mail Slot

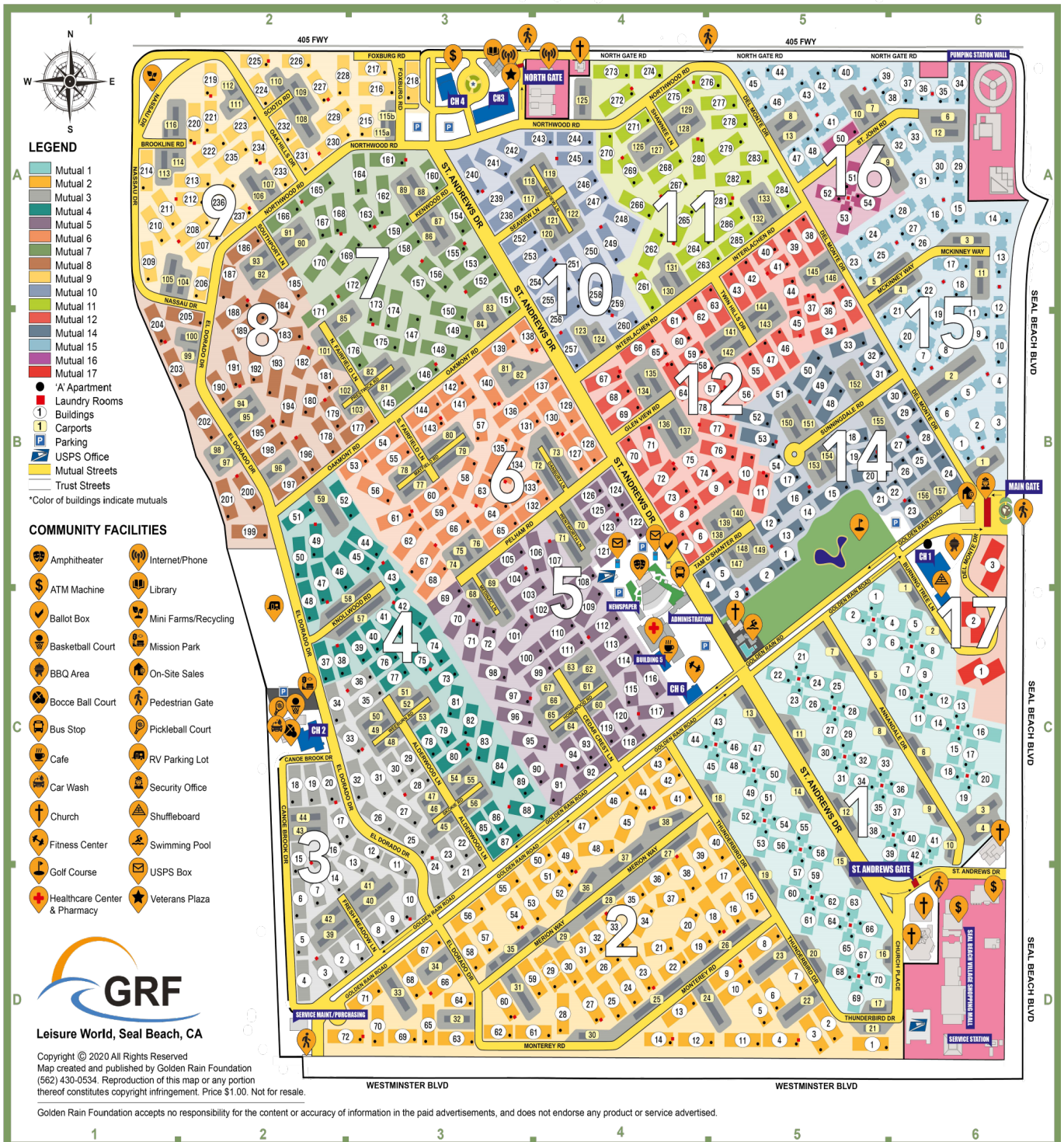
**Documents can be dropped off 24
hours a day 7 days a week**

Include your name, phone number,
Mutual and unit number along with a
brief explanation of the business action
needed in a sealed envelope. No
postage is needed.

Located on the outside wall of the
Stock Transfer Office.



LW Map





The Januszka Group, Inc.

ON-SITE

H O M E S A L E S

Open 7 Days a Week, 9AM - 5PM

***We Specialize in Listing & Selling
Exclusively in the LW Community.***

***We are the Only Office Endorsed by the
GRF and Mutual Corporations.***

***All Our Sales Lower Your Monthly Fees.
We Give Back To The Community!***

***The On-Site Home Sales Office Is Located In
The Community Just Inside The Main Gate.***



Sally Angell
Realtor®



Dawn Januszka
Broker
DRE #02110601



Holly Paoletto
Escrow Assistant



Suzanne Fekjar
Realtor®



Terri Walters
Realtor®



Verna Chumley
Realtor®



Ginni Houck
Escrow Officer



Tony Accetta
Realtor®



John Webster
Realtor®



Maryann Shallow
Realtor®



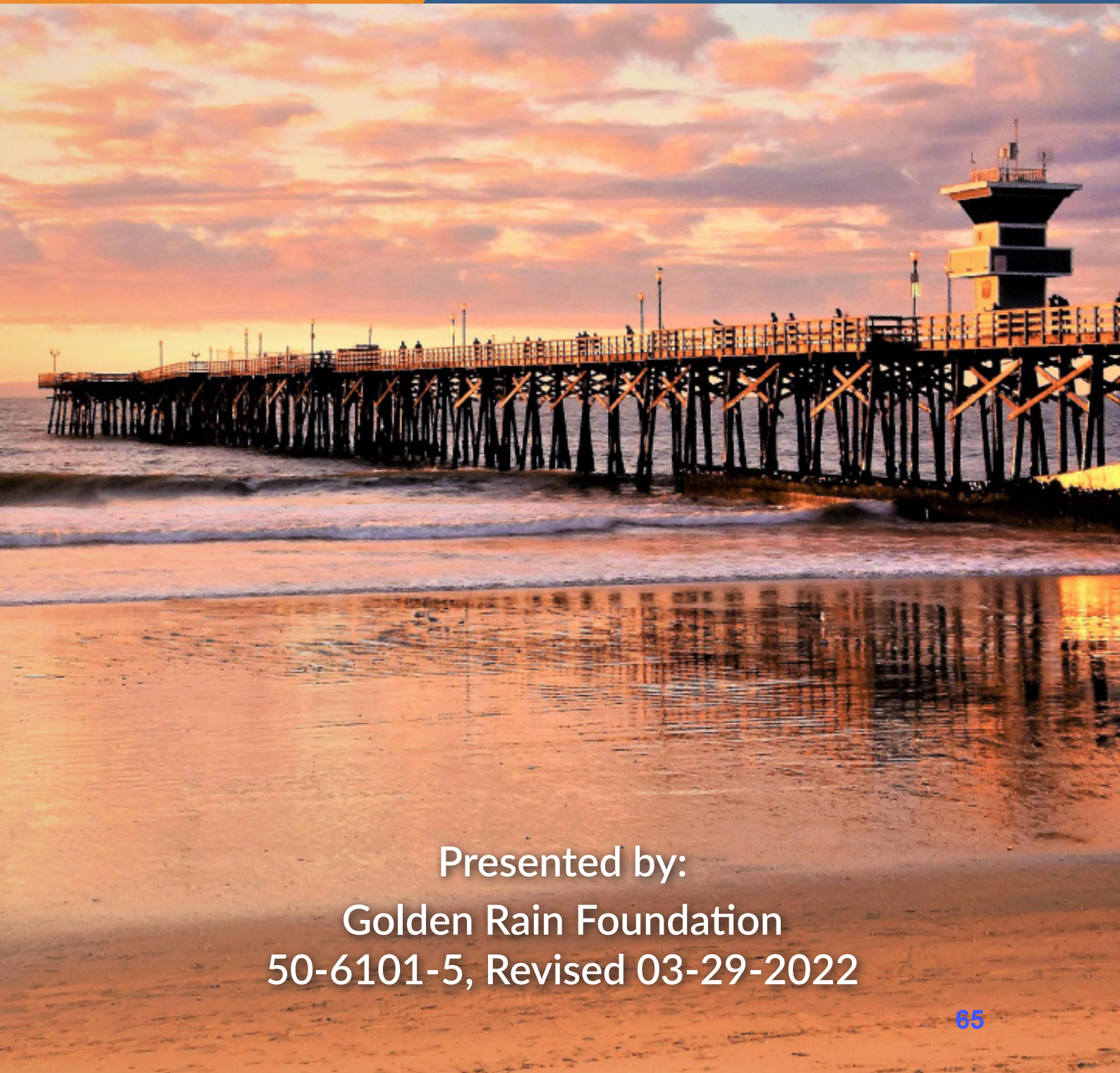
Elana Torres
Realtor®

***To See Pictures of Our Current Listings and
Many Other Fine Homes For Sale,
Visit The Januszka Group Online At:
www.OnsiteHomeSales.com***

OLD VERSION



Planning Ahead for My Family



Presented by:
Golden Rain Foundation
50-6101-5, Revised 03-29-2022



Dear Golden Rain Foundation Member,

This Planning Ahead for My Family workbook was compiled and presented to you as a courtesy. You will find important information to assist you and your family members when the need arises. This packet is meant to serve as a guide to help you navigate through a difficult time.

We have tried to cover as many items and topics as possible, but keep in mind that they may not all apply to your specific situation.

Please feel free to use this Planning Ahead for My Family workbook in any way you may find helpful.

*Kind regards,
Golden Rain Foundation
Seal Beach, CA*

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Planning Ahead Checklist

You should make a list of the following items that are pertinent to you and your estate. Keep it with this packet for your Estate Administrator. Review the list periodically and update as necessary.

✓	TOPIC	NOTES
	Where are your stock and GRF Membership Certificate located?	For surviving spouse or family
	Where are the copies of Marriage Certificate(s) or Divorce Decree(s)	For surviving spouse or family
	Credit cards	List Company, Account numbers, phone numbers, email and passwords
	Insurance policies	List Company, Account numbers, phone numbers, email and passwords
	Pension or annuity information	List Company, Account numbers, phone numbers, email and passwords
	Financial advisor	List current portfolio and contact info
	Estate planning	Do you have a Trust? Do you have a Will? Note: A will may need to go through probate court
	Identify resources for placement of pets	List names and phone numbers
	Friends and people to notify upon your death	Name, phone, email, address
	List additional carport or storage locations and location of keys	Contact information
	List RV space or mini-farms plot (1.8 gardens) locations	If applicable
	Talk with family and friends about your preferences or plans	Share with family where your documents are located and make a list.
	Pre-planned burial or cremation arrangements	

Checklist for Death of a Shareholder/Member

✓	TOPIC	NOTES
	Call 911 – Security is automatically notified. Paramedics will contact Seal Beach Police Dept., if necessary	
	Call Hospice, if deceased under their care	
	Deceased transport	Funeral home, cremation service
	Call family or friends	For support
	Stock Transfer Office 1. Notify of Death 2. Establish legal authority for access to the unit 3. Return GRF ID	(562) 431-6586, ext. 400, 348, 339
	Call Mutual President 1. Notify of death 2. Ask about the Mutual Policy regarding caregiver, co-occupant, and/or family members staying in the unit	9:00 a.m. – 5:00 p.m. (Phone number in laundry room, and online listed under the board of directors)
	Locate Stock and Membership certificates	See examples, page 7
	Locate Trust documents. (A Will does not grant any rights of access into the unit.)	
	Grief support groups	Check in LW Weekly newspaper

Memos:

Making Arrangements Checklist

✓	TOPIC	NOTES
	Relatives may not be allowed to remain in the unit	Contact Stock Transfer Department
	Contact Funeral or Cremation Service	
	Contact preferred Religious Representative	
	For Services/Memorial in Leisure World Clubhouse, call Recreation Department for reservations	Recreation Department: (562) 431-6586, ext. 398
	LW Weekly Obituary and Service Notification	Contact LW Weekly: (562) 430-0534
	Printed Memorial Service Program	Check with a funeral or cremation service, religious organization or quick print service
	Flowers/ Guest Book	Florist
	Food	Catering
	Music or Vocal Accompaniment	Contact religious organization
	If the service is in a Leisure World Clubhouse or Church, notify Security of date, time, location and names of attending non-Leisure World residents	Security Department: (562) 594-4754

Memos:

Family Checklist

✓	TOPIC	NOTES
	Family's Intent for Unit	Contact Mutual President and Stock Transfer office
	DO NOT turn off the breaker or electricity. Continue to pay SCE bills	Smoke alarm is hardwired to the electricity
	Clean out refrigerator and freezer	Shut the doors. Turn on low setting
	All appliances may belong to the Mutual	Confirm with the Mutual President
	Ordering of Death Certificates (Minimum suggested copies – 15)	Order from the Mortuary or Cremation Service. It is more expensive to order later
	Locate Trust Documents	A Will does not grant rights-of-access to the unit
	Locate the Will	Attorney contact information
	Notify Social Security Office	Call 1 (800) 772-1213
	You MUST continue to make monthly assessment payments	Call Finance: (562) 472-1330
	HO6 Insurance	You must continue coverage until the unit is sold
	Banking	Check for safe deposit box. Cancel all automatic payments and/or transfers
	Cancel medical alert service	Contact Provider
	Internet & Cable Service	Contact Provider
	Car, golf cart, scooter, RV and all vehicle disposal	Notify DMV. Death certificate required
	USPS and Subscriptions	Notify USPS and cancel all subscriptions
	Items labeled Golden Rain Foundation, Seal Beach, and Golden Age Foundation	These are borrowed and need to be returned. See enclosed directory
	Medication Disposal	Contact pharmacy or see attached directory
	Eyeglasses Disposal	Clubhouse 5 and Health Care Center
	Notify the Recreation Department if the deceased has an RV Space and/or Mini-Farms lot	Recreation Department: (562) 431-6586, ext. 398
	Leisure World Telephone Directory, remove listing	Obtain and fill out a form from LW Weekly (newspaper office) or call (562) 430-0534

Selling Unit Checklist

✓	TOPIC	NOTES
	Contact the On-Site Real Estate Office at (562) 598-1388	The additional Real Estate offices are listed in LW Weekly
	Copy of Trust or Death Certificate & Original Stock and Membership Certificates	See examples - page 7
	Appliances may be owned by the Mutual	Contact Mutual President for clarification
	Electricity - DO NOT turn off breaker	Must remain on for smoke alarms and refrigerator
	Clean out carport storage; Check for additional carport(s) leased	Contact the Stock Transfer Department and Mutual President
	No vehicle may be parked in the carport without current GRF Seal Beach and DMV registrations	Contact Mutual President for details
	Disposal of items	Consider donations. See resources in the back of the LW Weekly
	Mutual trash bins	These are for small, daily trash only; boxes must be placed into recycle bin only when broken down flat
	Electronic waste (TV, DVR, computer, monitors, earphones, lamps)	Electronic item dumpster is on west side of Maintenance yard
	Hazardous waste (paint, cleaning supplies, oils, grease, solvents)	Drop off location: 17121 Nichols St, Huntington Beach 92647
	Mini-farms (1.8 gardens) dumpsters	Available for larger items
	Have an Estate or Patio Sale	Contact Mutual President. See LW Weekly for Estate Sale professionals
	Hiring an approved contractor	Contact Physical Properties Department: (562) 431-6586 ext. 352

Seller's Instructions in Order to Sell a Unit

1. Upon the death of a member, the Corporation, under some circumstances, may have the right to purchase the stock from the Estate. Contact Mutual President for more information.

2. Contact the On-Site Real Estate Office at (562) 598-1388 or another real estate office.

The agent you select will initiate the "Notice of Intention to Withdraw" to begin this process.

3. Documents required in order to sell unit:

- a. Certified Copy of Death Certificates (if any);
- b. Copy of FRONT and BACK of the Stock Certificates and GRF Membership Certificate;
- c. Copy of the Trust (if any);
- d. Copy of Court Order (if any).

4. In the event there is a Trust, an additional fee will be required and made payable to the Golden Rain Foundation. The Trust and all of the documents listed above would then be forwarded to the Foundation's Attorney for Trust Review.

5. The following documents will need to be signed by the Seller and returned to the selected Realtor or Escrow Officer:

- a. Notice of Intent to Withdraw;
- b. Pre-Listing Inspection;
- c. Escape Tax Notice (if original Seller is deceased);
- d. Prop 58 – if the property is being sold by a son or daughter.

6. Along with the keys, original documents will need to be returned to the selected Escrow Company for further processing.

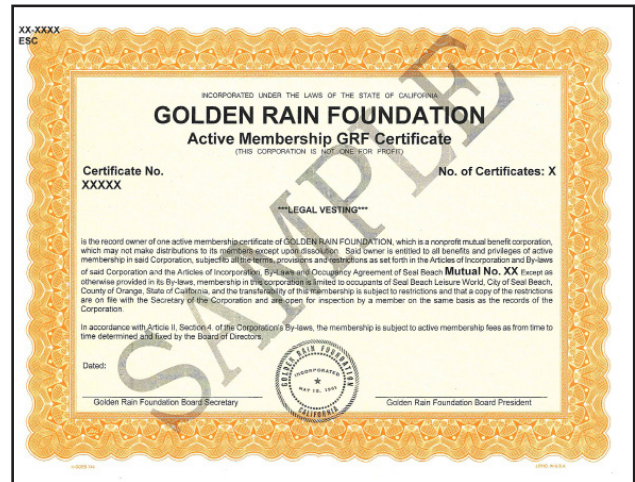
7. All required fees will be disclosed to the Seller by the selected Escrow Company.

8. The pre-authorized Escrow Officer and Realtor will guide the Seller through the process of selling the unit.

Photos for Planning Ahead for My Family



Mutual Stock Certificate



GRF Membership Certificate

Golden Age Foundation Labels



Golden Age Foundation
Walker



Golden Age Foundation
Wheelchair & Transporter

Certificate Folder and Library Labels

GOLDEN RAIN FOUNDATION OWNERSHIP CERTIFICATES


Previous Golden Rain Foundation ownership certificate envelope



New Golden Rain Foundation ownership certificate envelope

LEISURE WORLD LIBRARY
GOLDEN RAIN FOUNDATION
P.O. BOX 2069
SEAL BEACH, CA 90740

*Leisure World Seal Beach
Library sticker*

Golden Rain Foundation Library

003827

*Golden Rain Foundation
Library sticker*

Is your LW Community Guide Listing out of date?

If you want to add, delete or change your listing in any way in the next LW Community Guide, you must let us know! If you don't, it will be the same as the current directory. This applies if you have moved within LW and want a new address or phone listed. All listings that clear escrow are removed annually.

Take this form to the News office or drop it off in any white GRF drop box. Changes may also be emailed to:

webmaster@lwsb.com

Please include your last name, first name, address, unit number and phone number.

LW Weekly
P.O. Box 2338
Seal Beach, CA
90740

Date: _____

Be sure to ✓ one of these boxes

☐ **REMOVE** my/our listing in the Leisure World Telephone Directory

☐ I/we **WANT** to be listed in the Seal Beach Leisure World Telephone Directory **EXACTLY AS PRINTED BELOW** (print your last name and first name in upper and lower case)

Name(s): _____
last first

Address: _____

Phone Number _____

Law Prohibits

Placing of these items into regular GREEN or WHITE waste containers



Household Hazardous Waste

All hazardous waste must be taken to a specialized collection center. Hazardous waste are liquids and materials that (1) pose poison or health risks; (2) catch fire easily; (3) corrode readily; or (4) produce harmful substances when mixed with other matter. Examples are:

- Paint and paint products (empty, dry paint cans can be placed in regular trash);
- Sharps and other used medical products;
- Pesticides, herbicides and petroleum products;
- Automotive fluids, parts and products;
- Smoke detectors.

The closest disposal point is Rainbow Environmental Services in Huntington Beach.



E-waste

- Electronic waste: Cut electrical cords if possible. Dispose at the Service Maintenance Yard;
- Household batteries: Dispose during office hours at the Copy and Supply Center, or the LW Weekly;
- Fluorescent light bulbs: Dispose during office hours at the Copy and Supply Center, or at Service Maintenance. Incandescent and LED light bulbs can be placed in regular trash containers.



Large Items

Furniture, mattresses, toilets, sinks and other large items must be placed in the designated recycling dumpsters located at the Mini-Farm.

Useful Contacts:

Copy and Supply Center - Building 5:
(562) 431-6586, ext. 345;

LW Weekly - Amphitheater Building:
(562) 430-0534;

Mini-Farm - Off Oak Hills Rd. in Leisure World's Northwest corner;

Service Maintenance Yard - Golden Rain Rd. & Canoe Brook Dr.: (562) 431-3548, ext. 363;

Rainbow Environmental Services - 17121 Nichols Lane, Huntington Beach: (714) 847-3581.

Items left in residential units or disposed improperly will result in the shareholder being charged the current LWSB service rate per item for removal. Call Mutual Director for recycling details.

Guide to Recycling

Separating RECYCLE products from TRASH

CALMET (the waste collection agency serving Leisure World) has provided a S.O.R.T. (Saving Our Resources Together) Guide for the disposal of products from the home. Plastic bags CANNOT be recycled. Please be sure to place recyclables from plastic bags into WHITE bin and place plastic bags into the GREEN trash bin.



Recyclables

GLASS

- Clear
- Brown
- Green
- Liquor
- Soft Drink
- Juice Jars
- Food Jars

METAL

- Aluminum foil
- Aerosol Cans (empty)
- Food Cans & Lids
- Wire Coat Hangers
- Soda Cans
- Juice Cans

PLASTIC

- Milk Jugs
- Soda, Juice & Water Jugs
- Soap Bottles
- Containers with Numbers 1-7

PAPER

- Newspaper
- Junk Mail & Magazines
- Envelopes & Paper
- Wrapping paper (non-metallic)
- Cereal Boxes
- Egg Cartons
- Paper Shopping Bags
- Phone Books
- Cardboard Boxes (flattened)
- Juice Drink Boxes



Informational Directory

Important phone numbers,
websites and addresses

GOLDEN RAIN FOUNDATION, SEAL BEACH	PHONE	EXT.
Administration	(562) 431-6586	310
Building Inspector	(562) 431-6586	353
Escrow Clerk (Physical Property Dept.)	(562) 431-6586	353
Finance Department	(562) 431-6586	330
Golden Age Foundation	(562) 431-9589	
Library	(562) 598-2431	
Mini-Farm	(562) 431-6586	398
Mutual Administration	(562) 431-6586	313
LW Weekly	(562) 430-0534	
Obituary Editor	(562) 472-1276	
Physical Property Department	(562) 431-6586	352
RV Storage Lot	(562) 431-6586	398
Security Office	(562) 594-4754	
Stock Transfer Office	(562) 431-6586	400
Onsite Sales	(562) 598-1388 OnSiteHomeSales@gmail.com	

OTHER AGENCIES	PHONE/WEBSITE
Eyeglasses disposal	www.sealbeachlions.org, Clubhouse 5 & Health Care Center
Hazardous Waste	Rainbow Environmental Services 1(800) 299-4898 www.republicservices.com 17121 Nichols St., Huntington Beach 92647
Hazardous Waste Website	www.oclandfills.com/hazardous
I.R.S.	www.irs.org
Medication Disposal	www.deadiversion.usdoj.gov
Seal Beach Animal Care Center	(562) 430-4993
Social Security Website	www.socialsecurity.gov



The Januszka Group, Inc.

ON-SITE HOME SALES

Open 7 Days a Week, 9AM - 5PM

**We Specialize in Listing & Selling
Exclusively in the LW Community.**

**We are the Only Office Endorsed by the
GRF and Mutual Corporations.**

**All Our Sales Lower Your Monthly Fees.
We Give Back To The Community!**

**The On-Site Home Sales Office Is Located In
The Community Just Inside The Main Gate.**



Sally Angell
Realtor®



Dawn Januszka
Broker
DRE #02110501



Holly Paoletto
Escrow Assistant



Suzanne Fekjar
Realtor®



Terri Walters
Realtor®



Verna Chumley
Realtor®



Ginni Houck
Escrow Officer



Tony Accetta
Realtor®



John Webster
Realtor®



Maryann Shaddow
Realtor®



Elana Torres
Realtor®

**To See Pictures of Our Current Listings and
Many Other Fine Homes For Sale,
Visit The Januszka Group Online At:
www.OnsiteHomeSales.com**



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: PHYSICAL PROPERTY COMMITTEE
SUBJECT: CANCEL HVAC CONTRACT CLUBHOUSE SIX
DATE: MAY 24, 2022
CC: FILE

At the December 21, 2021 meeting of the Board resolved:

TO award a contract to County Heating and Air Inc, to replace the HVAC systems at Clubhouse Six upstairs per the recommended specifications by SPEC Engineering for a cost of \$229,321 and adding a 10% contingency \$22,932 for permits and any unseen extras, total cost not to exceed \$252,253. Funding from Reserves and authorize the President sign the contract.

Design and engineering concerns presented cost issues with the continuation of this project. Staff requested County Heating and Air Inc, to reevaluate the existing system. The contractor made recommendations to keep the existing system with minor modifications.

At the May 4, 2022 meeting of the Physical Property Committee, the Committee moved and approved to recommend to the GRF Board to cancel the contract with County Heating and Air for the replacement HVAC system in Clubhouse Six second floor.

I move to cancel the contract with County Heating and Air Inc, to replace the HVAC systems at Clubhouse Six second floor for the cost of \$229,321.

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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: PHYSICAL PROPERTY COMMITTEE
SUBJECT: RESERVE FUNDING REQUEST - CLUBHOUSE SIX-HVAC
DATE: MAY 24, 2022
CC: FILE

At the May 4, 2022 meeting of the Physical Property Committee, the Committee moved and approved to recommend to the GRF Board of Directors to award a contract to County Heating & Air Conditioning Inc., to make the needed repairs and upgrades to the existing HVAC system Clubhouse Six second floor, in the amount not to exceed \$10,000, Reserve Funding.

At the May 16, 2022 meeting of the Finance Committee, the Committee determined that sufficient funds are available for service and repair of Clubhouse Six second floor heat pumps, amount not to exceed \$10,000.00, Reserve Funding.

I move to award a contract to County Heating and Air conditioning for service of, Clubhouse Six second floor, heat pumps, at a cost not to exceed \$10,000, Reserve Funding and authorize the President to sign the contract.



HEATING & AIR CONDITIONING INC.

1948 WEST COLLINS ORANGE, CA 92867 (714) 639-9981 / FAX (714) 639-4425
STATE LICENSE #396569

STANDARD PROPOSAL AND CONDITIONAL SALES CONTRACT

Attention: Kevin Contractor: Golden Rain Foundation PO Box 2069 Seal Beach, Ca. 90740	Date: May 2, 2022 Phone: 562-431-6586 Fax:
--	--

Job/ Address: Golden Rain Foundation 1661 Golden Rain , Seal Beach, Ca

Phone:

COUNTY hereby submits specifications and estimates for: (Club House 6)

Relocate (6) existing thermostats to be locate to wall behind attendance desk.
Add (6) new remote sensors and install new voltage wiring to new location.

6- Venstar remote sensors
1- Misc. lot low voltage wiring
1- Labor

Work not included : high voltage, electrical, drain piping, smoke/fire dampers, curb leveling, roof cutting, framing, hot mop roofing, burglar bars, equipment screening, Duct leak testing, Permit, BMS controls, exhaust fans. BMS system not included, Repairs to existing equipment, New Thermostats.

Price Valid for 45 days

COUNTY hereby proposes to furnish only the labor and materials listed above--completed in accordance with the specifications above, for the sum of
Three thousand seven hundred and fifty two 00/100 dollars (\$ **3,752.00**)

Payment to be made Progressive upon completion as the work progresses to the value of one hundred percent (100%) of all work completed. The due amount of contract to be paid within 10 Day(s) after completion. When signed by COUNTY and BUYER this document will constitute a firm and binding agreement between both parties hereto, for all labor and materials herein referred to, ACCORDING TO TERMS AND CONDITIONS ON BOTH SIDES HEREOF.

County Rep:  Buyers Signature: _____

Date: May 2, 2022

Date: _____

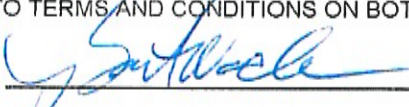
COUNTY

HEATING & AIR CONDITIONING INC.

1948 WEST COLLINS ORANGE, CA 92867 (714) 639-9981 / FAX (714) 639-4425

STATE LICENSE #396569

STANDARD PROPOSAL AND CONDITIONAL SALES CONTRACT

Attention: Kevin Contractor: Golden Rain Foundation PO Box 2069 Seal Beach, Ca. 90740	Date: April 27, 2022 Phone: 562-431-6586 Fax:
Job/ Address: Golden Rain Foundation 1661 Golden Rain , Seal Beach, Ca	Phone:
COUNTY hereby submits specifications and estimates for: (Club House 6)	
Wash with coil cleaner and rinse (6) existing package units indoor coils serving the 2 nd floor.	
Clean washable filters and replace standard filters on RTU# 5	
Install (2) outside air eyebrows with dampers RTU#4 and 5	
Work not included : high voltage, electrical, drain piping, smoke/fire dampers, curb leveling, roof cutting, framing, hot mop roofing, burglar bars, equipment screening, Duct leak testing, Permit, BMS controls, exhaust fans. BMS system not included, Repairs to existing equipment.	
Price Valid for 45 days	
COUNTY hereby proposes to furnish only the labor and materials listed above--completed in accordance with the specifications above, for the sum of One thousand seven hundred and sixty eight 00/100 dollars (\$ 1,768.00)	
Payment to be made <u>Progressive upon completion</u> as the work progresses to the value of one hundred percent (100%) of all work completed. The due amount of contract to be paid within <u>10</u> Day(s) after completion. When signed by COUNTY and BUYER this document will constitute a firm and binding agreement between both parties hereto, for all labor and materials herein referred to, ACCORDING TO TERMS AND CONDITIONS ON BOTH SIDES HEREOF.	
County Rep: 	Buyers Signature: _____
Date: <u>April 27, 2022</u>	Date: _____

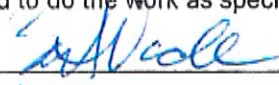
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HEATING & AIR CONDITIONING INC.

1948 WEST COLLINS/ORANGE, CALIFORNIA 92867 (714) 639-9981 / FAX (714) 639-4425
STATE LICENSE #396569

PREVENTIVE MAINTENANCE CONTRACT

Contact: Kevin Black	Date: April 28, 2022
Name: Golden Rain Foundation	Phone: 562-431-6586
Address: PO Box 2069, Seal Beach, Ca.	
COUNTY agrees to perform all preventive maintenance on heating and air conditioning systems described herein on a regular basis, beginning <u>6-1-22</u> and repeated every <u>90 days</u> days for a one year period. COUNTY agrees to provide the equipment, labor and supervision necessary to inspect the equipment and perform applicable preventive maintenance service such as, but not limited to, changing filters, reporting potential problems to Property Owner, checking, testing, adjusting, lubricating, and any other service necessary to maintain the equipment in good working condition, (Note: All bids include standard 1* disposable filters, any special filter requirements may necessitate an increase in cost, see Exhibit <u>B</u>	
Job Address: 1661 Golden Rain, Club house 6, Seal Beach, Ca.	
6- York Package units 6- Split systems	
Note: Repairs found not included in price.	
COUNTY hereby proposes to furnish only the labor and materials listed above--completed in accordance with the specifications above, for the sum of \$524.75 dollars per visit, ANNUAL COST: Two thousand and ninety nine 00/100 Dollars \$2,099.00 Service to be repeated every <u>90 days</u> days. Payments for the regular maintenance to be made upon presentation of invoice and service report.	
While under contract additional work beyond the specifications listed above will be pre-quoted and include a P.M. discount of 20% off all parts . Requested repairs must be signed for by responsible party, (property owner, or tenant) prior to the start of work.	
ACCEPTANCE OF PROPOSAL	
When signed by COUNTY and BUYER this document will constitute a firm and binding agreement between both parties hereto, for all labor and materials herein referred to, ACCORDING TO TERMS AND CONDITIONS ON BOTH SIDES HEREOF. This document may be canceled by either party with 30 day written notice. The above prices, specifications and conditions on both sides hereof are satisfactory and are hereby accepted. COUNTY is authorized to do the work as specified. Payment will be made as outlined above.	
COUNTY Rep: <u></u>	Buyers signature: _____
Date <u>4-28-22</u>	Date _____



BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: PHYSICAL PROPERTY COMMITTEE
SUBJECT: RESERVE FUNDING REQUEST - TRUST STREET REPAIRS
DATE: MAY 24, 2022
CC: FILE

Funding in the amount of \$2,169,000 was allocated in the 2022 Reserve Study for Asphalt Resurfacing and Slurry work.(see exhibit A) Streets included in the project are Annandale, Brookline, Burning Tree, Del Monte, El Dorado, Homewood, Mc Kinney, Nassau, North Fairfield, Northwood, Oak Hills, Prestwick, Twin Hills, Scioto, Sunningdale, Shawnee, St John and Tam O' Shanter.

The Physical Property Department sent out a Request for Proposal (RFP) to four different contractors for the Resurfacing and Slurry work (see work scope exhibit B). A mandatory bidders conference was conducted April 14, 2022, in attendance was representatives from MJ Jurado. Sealed bids were opened at the regular scheduled meeting of the Physical Property Committee (PPC) on April 6, 2022. The list of bidders and their bids are as follows :

MJ Jurado	\$2,640,303
Griffith Company	Currently bidding prevailing wage jobs only at this time
R.J. Noble	Not able to bid- too much work
Sully-Miller Contracting	Did not respond to voice and email requests

The Committee discussed the single bid, reasons contractors not bidding and removing some streets from the project to keep the cost below the allocated amount, however with the cost of materials and labor increasing the Committee concurred to follow through with the scheduled work, recommending the GRF Board award a contract to MJ Jurado for a cost not to exceed \$2,640,303 and seek Finance Committee (FC) review for the additional \$471,303 of Reserve Funding.

MJ Jurado has also agreed to spread the asphalt grinding as needed at the RV Lot at no additional charge.

At the May 16, 2022 meeting the Finance Committee, the Committee has determined that sufficient funding in the amount of \$2,640,303, Reserve Funding are available. The Committee placed a temporary hold on these funds pending a Board action to release the funds for this project.

I move to award a contract to MJ Jurado for the Asphalt Resurfacing and Slurry work as called out in exhibit B, not to exceed \$2,640,303, Reserve Funding and authorize the President to sign the contract.

Exhibit A

Fiscal Year	2022	2023	2024	2025	2026
328 Plumbing - Refurbish	\$0	\$0	\$0	\$0	\$0
329 Admin Dist. Piping - Replace	\$0	\$0	\$0	\$0	\$0
329 Amphitheater Dist. Piping - Replace	\$0	\$0	\$0	\$0	\$0
329 Library Dist Piping - Replace	\$0	\$0	\$0	\$0	\$0
329 Resale Office Dist Piping - Replace	\$0	\$0	\$0	\$0	\$0
329 Security Dist. Piping - Replace	\$0	\$0	\$0	\$0	\$0
330 Water Dist Main Water Valves - Repl	\$16,000	\$16,800	\$17,640	\$18,522	\$19,448
332 Water Heaters - Replace	\$0	\$11,340	\$0	\$0	\$0
350 Exhaust Fans - Replace	\$31,000	\$0	\$0	\$0	\$0
385 Walkway Light Fixtures - Replace	\$0	\$0	\$0	\$32,414	\$0
430 Drinking Fountains - Replace	\$0	\$46,725	\$0	\$0	\$0
439 Outdoor Furnishings - Replace	\$17,500	\$0	\$0	\$0	\$0
439 Patio Furn & Waste Cans - Replace	\$0	\$0	\$0	\$0	\$0
505 Iron Handrailing - Replace	\$0	\$0	\$0	\$0	\$0
800 Exterior Doors - Replace	\$33,000	\$34,650	\$36,383	\$38,202	\$40,112
917 Audio-Visual Equipment - Replace	\$0	\$0	\$0	\$0	\$0
924 Televisions - Replace	\$5,200	\$5,460	\$5,733	\$6,020	\$6,321
970 CCTV Camera System - Replace	\$77,000	\$0	\$0	\$0	\$0
1150 Wood Surfaces - Repair	\$3,100	\$3,255	\$3,418	\$3,589	\$3,768
1400 Building Signage - Replace	\$0	\$0	\$0	\$0	\$0
1860 Fire Alarm Systems - Replace	\$0	\$0	\$0	\$0	\$0
Infrastructure					
201 Asphalt (Parking Lot) - Resurface	\$0	\$0	\$0	\$1,018,710	\$0
201 Asphalt (Phase 1) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Phase 2) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Phase 3) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Phase 4) - Resurface	\$0	\$0	\$0	\$0	\$0
201 Asphalt (Phase 5) - Resurface	\$2,000,000	\$0	\$0	\$0	\$0
201 Asphalt Clubhouse 2 - Resurface	\$0	\$0	\$0	\$0	\$0
202 Asphalt (Parking Lot) - Repair/Seal	\$0	\$0	\$0	\$119,814	\$0
202 Asphalt (Phase 1) - Repair/Seal	\$169,000	\$0	\$0	\$0	\$0
202 Asphalt (Phase 2) - Repair/Seal	\$0	\$177,450	\$0	\$0	\$0
202 Asphalt (Phase 3) - Repair/Seal	\$0	\$0	\$186,323	\$0	\$0
202 Asphalt (Phase 4) - Repair/Seal	\$0	\$0	\$0	\$195,639	\$0
202 Asphalt (Phase 5) - Repair/Seal	\$0	\$0	\$0	\$0	\$205,421
317 Sewer System - Repair/Replace	\$500,000	\$525,000	\$551,250	\$578,813	\$607,753
360 Crosswalk Lights - Replace	\$0	\$0	\$0	\$0	\$0
360 Street Lights Backup Battery - Repl	\$0	\$0	\$0	\$0	\$0
360 Traffic Light Poles - Replace	\$0	\$0	\$0	\$0	\$0
361 Large Pole Lights - Replace	\$0	\$0	\$0	\$0	\$0
367 Lighted Marquee - Replace	\$27,000	\$0	\$0	\$0	\$0
367 Monument - Replace	\$27,000	\$0	\$0	\$0	\$0
380 Shuffleboard Court Lights - Replace	\$0	\$0	\$0	\$0	\$0
505 Pedestrian Gates - Replace	\$0	\$0	\$0	\$0	\$0
518 Chain Link Fence - Replace	\$0	\$0	\$0	\$80,455	\$0
560 Northwood Vehicle Gate - Replace	\$0	\$0	\$0	\$0	\$0
560 St Andrews Vehicle Gate - Replace	\$0	\$0	\$0	\$0	\$0
706 Barrier Arm Operator - Replace	\$7,150	\$0	\$0	\$0	\$0
708 Gate Operators - Replace	\$3,600	\$0	\$0	\$0	\$0
709 Electrical Generator - Replace	\$6,000	\$0	\$0	\$0	\$0
968 Gate Server Equipment - Replace	\$3,850	\$0	\$0	\$0	\$0
1003 Irrigation Controllers - Replace	\$0	\$0	\$0	\$0	\$32,819
1020 Landscape Removal & Replacement	\$54,500	\$57,225	\$60,086	\$63,091	\$66,245
1113 Metal Surfaces - Repaint	\$0	\$3,885	\$0	\$0	\$0
1115 HC Bldg Exterior Flatwork - Repaint	\$0	\$0	\$0	\$0	\$0
1116 HC Bldg Wood Surfaces - Repaint	\$0	\$9,818	\$0	\$0	\$0
1118 Parking Spaces - Restripe	\$0	\$19,950	\$0	\$0	\$23,095
1118 Red Curbs - Repaint	\$0	\$26,775	\$0	\$0	\$30,995
1702 Waterscape Shoreline - Clean/Repair	\$0	\$0	\$0	\$150,491	\$0
1906 Radar Trailer - Replace	\$0	\$0	\$0	\$10,708	\$0
Miscellaneous Components					
507 RV Lot Iron Gate - Replace	\$0	\$0	\$0	\$0	\$0
1022 Main Gate Beautification - Project	\$0	\$0	\$0	\$0	\$0
1060 Globe Lighting - Replace	\$0	\$0	\$0	\$0	\$0
1062 Globe Surfaces - Repaint	\$0	\$0	\$0	\$0	\$71,107
1402 Buildings Signs - Replace	\$0	\$0	\$0	\$0	\$0
1405 Street Signs - Replace	\$0	\$0	\$0	\$0	\$0
1415 Veterans Memorial - Refurbish	\$0	\$0	\$0	\$0	\$0
1880 RV Lot Office Trailer - Replace	\$0	\$0	\$0	\$0	\$0

Exhibit B**SPECIFICATIONS FOR
2022-2023 TRUST STREET PAVING PROJECT**

The Contractor agrees to provide the services listed herein for a contract period to be negotiated.

SECTION 1 GENERAL PROVISIONS

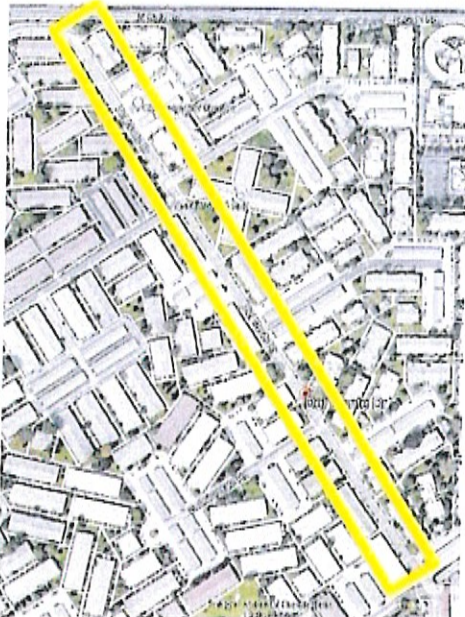
The General Provisions are attached hereto and made a part of the specifications for the 2022-2023 Trust Street Paving Project. Contractor to follow 2021 "Greenbook" standard specifications.

SECTION 2 SCOPE OF WORK

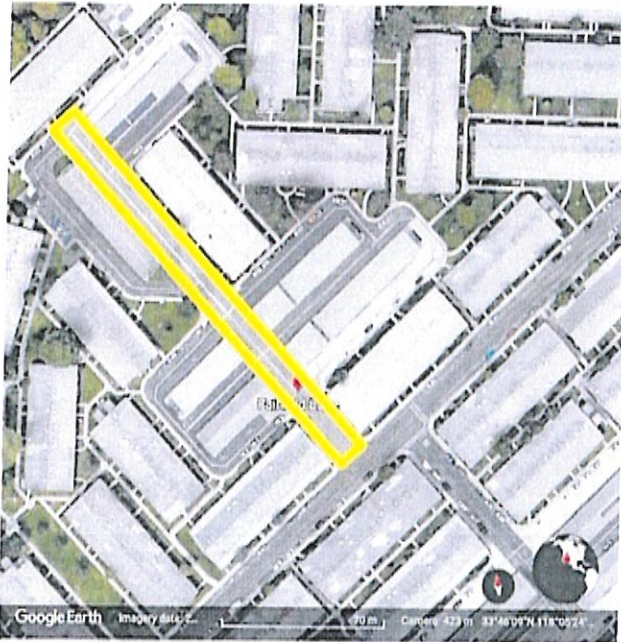
The scope of work shall include 2" Mill and 2" Overlay, Repair or Replacement of Flow Line and/or Cross Gutter, Stripe, and Seal Coat. Contractor shall verify and determine accurate measurements for bid and contract purposes. Contractor shall provide an addendum to its bid proposal with its measurements in all instances.

SLURRY SEAL

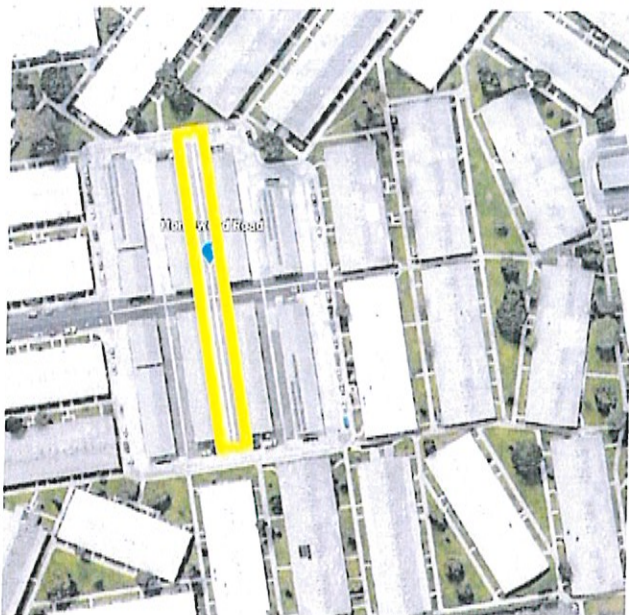
Del Monte Drive



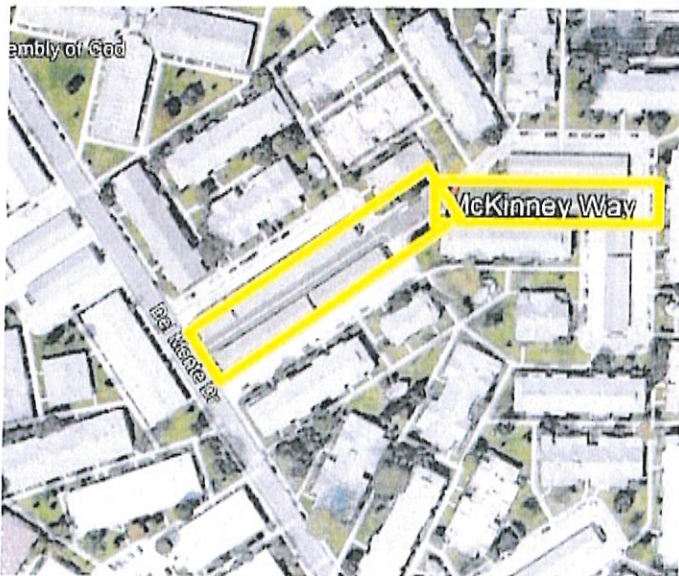
N. Fairfield Lane



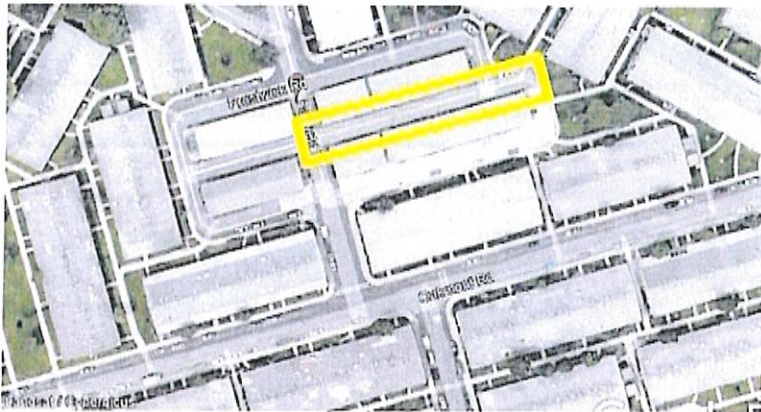
Homewood Road



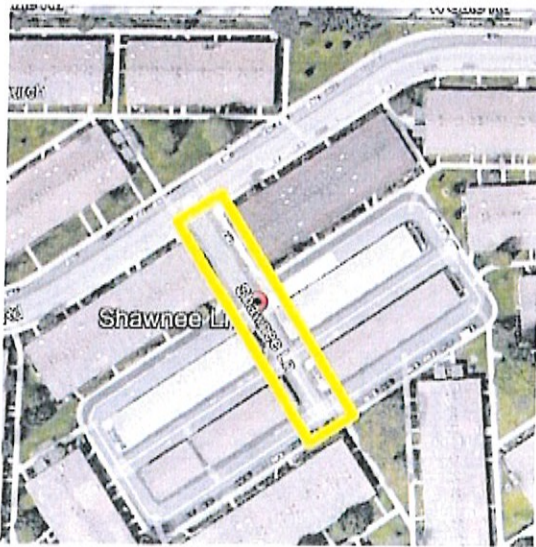
Mc Kinney Way



Prestwick Road



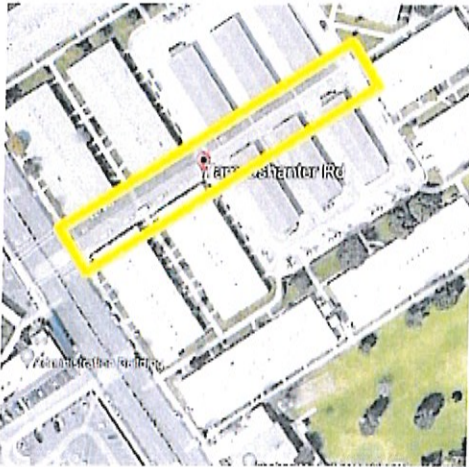
Shawnee Lane



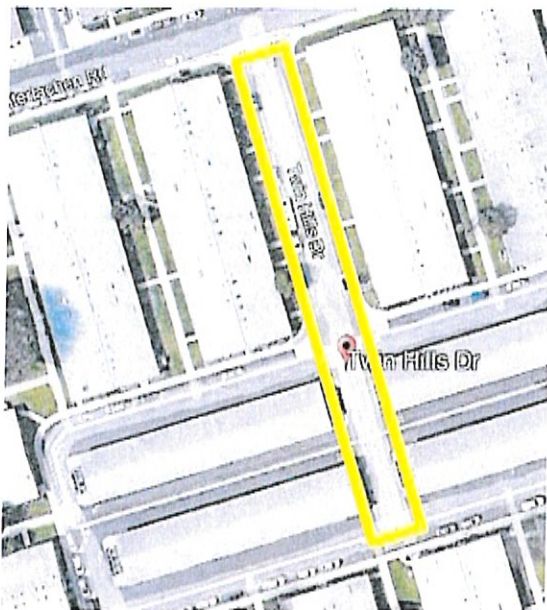
Sunningdale Road



Tam O'Shanter Road



Twin Hills Drive



2" GRIND AND OVERLAY

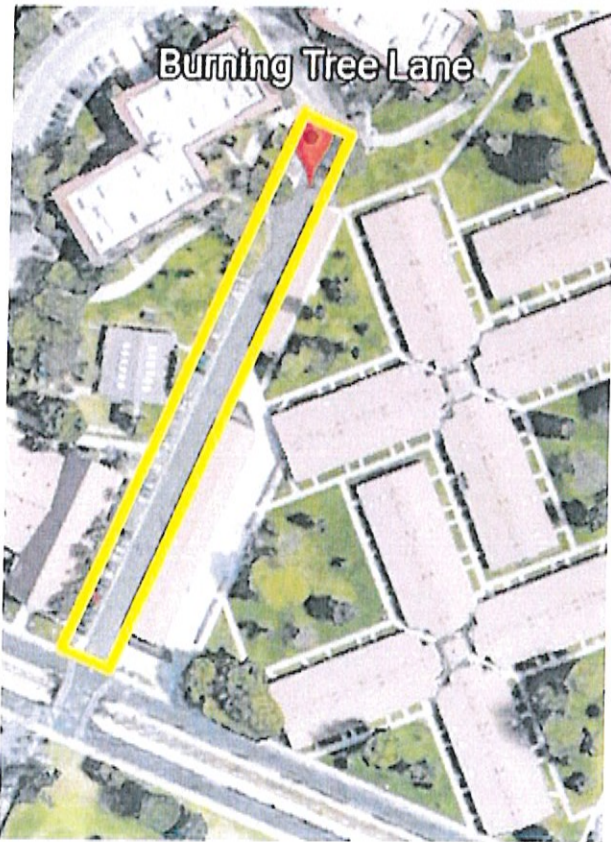
Annandale Drive – approx. 46,290 sq. ft.



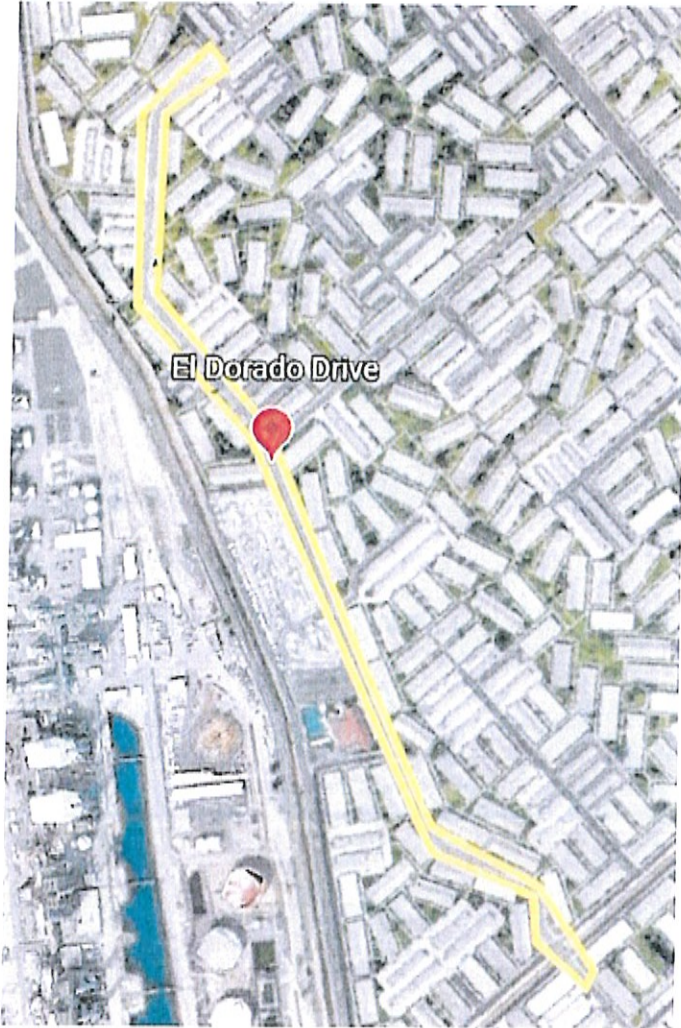
Brookline Road – approx. 9,450 sq. ft.



Burning Tree Lane – approx. 17,430 sq. ft.



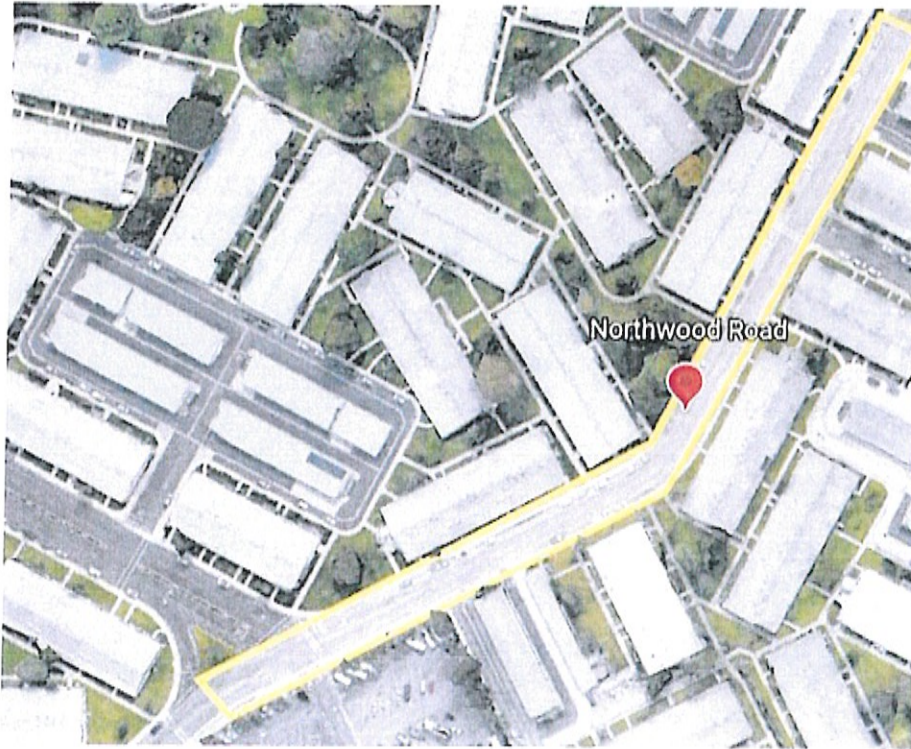
El Dorado Drive – north of Golden Rain Road – approx. 147,820 sq. ft.
El Dorado Drive – south of Golden Rain Road – approx. 3,000 sq. ft.



Nassau Drive – approx. 44,784 sq. ft.



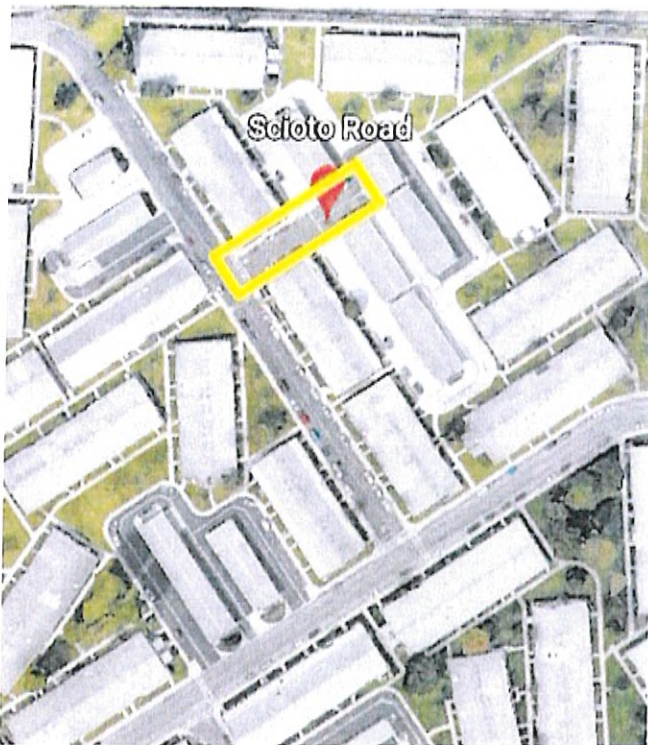
Northwood Road – approx.45,600 sq ft.



Oak Hills Drive – approx. 27,642 sq. ft.



Scioto Road – approx. 6,324 sq. ft.



St. John Road – approx. 28,900 sq. ft.



SECTION 3 CONSTRUCTION METHODS

Construction methods shall conform to current “2021 Greenbook” Standard Specifications for Public Works Construction (SSPWC), Part 3 Construction Methods Edition and Caltrans Traffic and Maintenance Manual.

A. GENERAL REQUIREMENTS

1. Bituminous Pavement.

- a. Bituminous pavement shall be removed by “Rotomilling” to the specified depth; the new bituminous pavement surface shall be restored to its pre-existing grade and cross slope which existed prior to pavement removal and shall be free of humps, ruts and other surface imperfections. All pavement removal and/or “surface milling” shall be completed with a self-propelled rotary drum cold planing (rotomilling) machine. Pavement shall be removed up to neatly sawed edges. Saw cuts shall be to a minimum depth of 3 inches or the depth of existing pavement, whichever is less. Where only the surface of existing bituminous pavement is to be removed, the method of removal shall be approved by the Inspector, and minimum laying depth of 1 inch of new pavement material shall be provided at the join line. Where bituminous pavement adjoins a trench, the edges adjacent to the trench shall be saw cut to neat straight lines before resurfacing to ensure that all areas to be resurfaced are accessible to the rollers used to compact the subgrade or paving materials.

2. Concrete Gutter, Cross Gutters, Driveways, Access Ramps, and Alley Intersections.

- a. Concrete shall be removed to neatly sawed edges with saw cuts made to a

minimum depth of 1½". Concrete sidewalk, access ramp or driveway to be removed shall be neatly sawed in straight lines either parallel to the curb or at right angles to the alignment of the sidewalk. No section to be replaced shall be smaller than 30" in either length or width. If the saw cut in sidewalk, access ramp, or driveway would fall within 30" of a construction joint, expansion joint, or edge, the concrete shall be removed to the joint or edge, except that where the saw cut would fall within 12" of a score mark, the saw cut shall be made in and along the score mark. Curb and gutter shall be sawed to a depth of 1½" on a neat line at the right angles to the curb face.

- b. Curb, cross gutter and spandrel repairs are specified per and shall conform to attached typical detail sheet.
- c. Transverse weakened plane joints shall be provided every 10'. Longitudinal weakened-plane joints may be required.
- d. Rebar shall be placed full length in concrete, drilled and doweled with epoxy into existing ends 6" min. in depth.
- e. Patch back for asphalt, for concrete form installation shall be a minimum of 18" in width to allow for compaction.
- f. Flow lines shall be poured to assure proper drainage and shall be 3' wide minimum with a 6" shiner, no tolerance for puddles.

3. Measurements.

- a. Contractor shall verify and determine accurate measurements for bid and contract purposes. Contractor shall provide an addendum to its bid proposal with its measurements in all instances.

B. TREATED SOILS, SUBGRADES PREPARATION AND PLACEMENT OF BASE MATERIALS

1. Subgrade Preparation.

- a. Relative Compaction. When pavement is to be placed directly on subgrade material, the top 6-inches of such sub-grade material shall be compacted to a relative compaction of 90 percent.

C. ASPHALT CONCRETE

1. Asphalt Concrete Pavement

- a. Asphalt concrete patches shall be provided at the locations indicated by and marked by the Inspector in the field at the time of construction. Thickness of repair shall be as directed by the General Requirements.
- b. The temperature of the mixture directly behind the paving machine, before the breakdown roller, shall not be lower than 270°F or higher than 320°F,

the lower limit to be approached in warm weather and the higher in cold weather.

- c. Upon completion, the pavement shall be true to pre-existing grade and cross section. When a 10 foot straightedge is laid on the finished surface parallel to the centerline of the roadway, the surface shall not vary from the edge of the straightedge more than 1/8 inch, except at intersections or at changes of grade. Any areas that are not within this tolerance shall be brought to grade immediately following the initial rolling. If the paving material has cooled below the lower limits of the spreading temperatures prescribed in "b" above, the surface of the pavement shall be brought to a true grade cross section. The paving material in the area to be repaired shall be removed, by an approved method, to provide a minimum laying depth of 1 inch, or 2 times the maximum size aggregate, whichever is greater, of the new pavement at the join line

D. MANHOLES, VALVE COVERS AND STORM DRAINS

- a. After the pavement has been completed, the necessary portions of sub-grade, base, and pavement shall be neatly removed, the structure built up, and the manhole frame set to be backfilled within 2 inches of the surface with Portland cement concrete. The remaining 2 inches shall be filled with concrete mixture to match the project surface course. This material shall be placed in a workmanlike manner to conform to the appearance of the surrounding pavement.
- b. Manholes and valve covers shall meet the smoothness requirement as stated in Part 3 Construction Methods of the 2021 "GREENBOOK".
- c. Broken manhole and valve cover structures shall be dealt with on a case-by-case basis.
- d. Contractor to include manhole, valve cover, and storm drain cover counts in bid.

E. PUBLIC CONVENIENCE AND TRAFFIC CONTROL

At least fourteen 14 working days prior to commencing work, the Contractor shall submit his final construction schedule to the Inspector for approval. This schedule shall allow affected people ample "on street" parking within a reasonable distance from their homes and businesses. Requests for changes in the schedule shall be submitted by the Contractor to the Inspector for approval at least 48 hours prior to the scheduled operations on the streets affected. Contractor shall make every effort to keep all streets open during work.

"TEMPORARY NO PARKING" signs shall be posted by Contractor 72 hours, but

no more than 5 days, in advance of the work. The signs shall be placed no more than 30 feet apart on each side of the alleys, streets and parking areas and at shorter intervals if conditions warrant. The Contractor shall provide the signs and will be responsible for adding the dates and hours of closure to the signs, removal of signs, and furnishing and placing of barricades and for posting of signs. All signs shall be removed within forty-eight 48 hours after the effective date.

FAILURE OF THE CONTRACTOR TO MEET AND COMPLETE HIS DAILY SCHEDULE DUE TO CONDITIONS UNDER HIS CONTROL, ONCE A STREET HAS BEEN POSTED, AND THE AFORESAID TIME PROVISIONS FOR CHANGES IN THE SCHEDULE HAVE ELAPSED, WILL RESULT IN DAMAGES BEING SUSTAINED BY THE OWNER. SUCH DAMAGES ARE AND WILL CONTINUE TO BE IMPRACTICAL AND EXTREMELY DIFFICULT TO DETERMINE. FOR EACH DAY THE CONTRACTOR FAILS TO MEET AND COMPLETE THE SCHEDULE AFTER POSTING AND AFTER THE AFORESAID TIME PROVISIONS FOR CHANGES IN THE SCHEDULE HAVE ELAPSED, THE CONTRACTOR SHALL PAY TO THE OWNER, OR HAVE WITHHELD MONIES DUE HIM, THE SUM OF \$250.00 AS LIQUIDATED DAMAGES.

All work shall be scheduled so that all areas are open to traffic between 5:00 p.m. and 7:00 a.m. the following day.

Traffic shall be directed through the project with early warning signs, delineators, cones, trench plates and flag persons in a manner that provides maximum safety for traffic, pedestrians and the workers, and the least interruption of the work. Warning signs, delineators and cones shall be sufficiently visible at night to allow for the safe travel and navigation of pedestrians and vehicles.

Contractor shall be held responsible for failure to provide adequate personnel as flagmen, failure to properly secure areas with barricades, cones, delineators and warning tape or any other work not performed by Contractor. Any and all required work performed by Owner's Agents due to Contractors oversight or negligence shall be back-charged to Contractor. At no time will street closures occur during the project without prior written consent.

Except when it is necessary for hauling equipment to travel on the newly applied resurfacing, traffic of all types shall be kept off until it has had time to set properly. The speed of hauling equipment shall not exceed 15 miles per hour when traveling over newly-installed surfacing which is not adequately set.

F. PAINTING

1. TRAFFIC STRIPING, PAVEMENT MARKINGS AND CURB MARKINGS

- a. The Contractor shall re-establish all existing raised pavement markers, curb and pavement markings, and limit lines which are damaged, covered or

removed as a result of his operations.

- b. Geometry, Stripes and Traffic lanes; and Traffic Stripes Markings. All details and dimensions for traffic striping and markings shall conform to the Caltrans Traffic Manual and Maintenance Manual. Pavement legends shall conform to the Agency's stencils and match font.
- a. Layout, Alignment and Spotting. The Contractor shall furnish the necessary control points for all striping, markers, and markings, and shall be responsible for the completeness and accuracy thereof to the satisfaction of the Inspector.
- d. Application of Paint. All paint shall be applied in two coats. The second coat shall be applied no less than 72 hours from application of the first coat.
- e. Paint for traffic striping and parking stalls shall be rapid dry type. Paint for crosswalks, stop bars, arrows, other pavement legends and reflectorized curb markings shall be rapid dry type, with reflective material added directly to the paint during manufacture or during application.
- f. Measurement and Payment. Payment for striping, markings, pavement markers, and limit lines shall be included in the lump sum price bid for striping and markers and no separate payment shall be made thereof.

2. APPLICATION OF RAISED PAVEMENT MARKERS

- a. Where preexisting, pavement markers shall be installed with painted stripes per Section 85, Pavement Markers, of the State Standard Specifications and details in the Caltrans Standard Plans.
- b. Replace fire hydrant blue and yellow markers, as needed.

G. SEAL COAT

1. APPLICATION

- a. Seal Coat is to be a 2-Coat application unless otherwise specified.
- b. Pavement seal entire site with two (2) coat application. Each coat of material will have a minimum of 48% non-volatiles at the point of placement. Total coverage will be 25 gallons minimum per 1,000 square feet.
- c. Re-stripe the site. Striping configuration shall match existing.

H. TRAFFIC SIGNAL LOOP DETECTORS

- a. Before removal or cold milling of pavement within 300 feet of a traffic signal, the Contractor shall notify the GRF Inspector at least 3 working days prior to commencing work within said area.

SECTION 4 PERMITS AND INSPECTIONS

Permits are not required. The Contractors shall arrange, with sufficient notice to the Physical Property office, for the presence of a Golden Rain Foundation GRF Inspector when the work starts and for the periodic inspections during all stages of the construction

and at the completion of the contract work.

The Contractor shall arrange for the required final inspections by a GRF Inspector. The Contractor shall call at least 48 hours in advance to request these inspections.

SECTION 5 GENERAL REQUIREMENTS

Contractor shall take all necessary precautions to prevent damage to sidewalks, landscaping and Share Holders' personal property.

Contractor shall be responsible for cleaning up all debris around construction sites daily. No work shall be accepted and all payments will be held until all cleanliness requirements are met. Cleanliness requirements shall be determined by Owner's Agents during acceptance inspections.

SECTION 6 GUARANTEES AND WARRANTIES

Contractor shall provide a written guarantee of its workmanship for a period of one year from the date of final acceptance and approval of the 2022-2023 Trust Street Paving Project areas.

SECTION 7 CONTRACTOR'S RESPONSIBILITIES

The Contractor shall ensure that its representatives, workers and subcontractors park in the areas pre-approved by the GRF Inspector.

Contractor shall construct any staging in a location pre-approved by the GRF Inspector and to provide all safety measures required in this area.

Contractor shall guarantee that its representatives, workers and subcontractors shall comply with the rules and regulations of the Foundation and its General Provisions, dated April 4, 2022.

SECTION 8 BOND AND PERMIT FEES

The cost of the bond along with the City of Seal Beach and Golden Rain Foundation permits will be included in the bid/contract price and shall be shown as a line item.

CONTRACTOR LICENSE NO. 987670 TYPE OF LICENSE A

FORM OF PROPOSAL
Project # 1003-22R
2022-2023 TRUST STREET PAVING PROJECT
AT LEISURE WORLD - SEAL BEACH

P. O. Box 2069
Seal Beach, CA 90740

Gentlemen:

The undersigned proposes to furnish all labor, material, and equipment as required to perform 2022-2023 Trust Street Paving project at Leisure World - Seal Beach, as described in the Request for Proposal dated April 4, 2022.

TOTAL LUMP SUM BID*: Two million six hundred forty thousand three hundred three dollars and two cents

Written in words

\$ 2,640,303.02

Written in figures

TIME OF COMPLETION:

Contractor proposes and promises to complete all work within 150 days of issuance of an effective Notice to Proceed.

DATE: April 29, 2022

Proposed By:

FIRM NAME: M.J. Jurado Inc.BY: Mike JuradoTITLE: PresidentPHONE: (714) 397-0143**Itemized prices requested on Pages 4-6 and 4-7*

Attachments:

- a) Acknowledgment
- b) Certification Form

April 4, 2022Trust Street Paving Project – 2022-2023

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Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: PHYSICAL PROPERTY COMMITTEE
SUBJECT: CAPITAL FUNDING REQUEST – PIT STOP FACILITY – ELECTRICAL OUTLETS
DATE: MAY 24, 2022
CC: FILE

At the May 4, 2022 meeting of the Physical Property Committee, the Committee moved and approved to recommend to the GRF Board of Directors, award a contract to Ogan Construction, for adding three 110v electrical outlets to the Pit Stop Facility at 1.8, in the amount of \$6,380.00, to include a 10% contingency for a not to exceed \$7,018, Capital Funding.

At the May 16, 2022 meeting of the Finance Committee, the Committee determined that sufficient funds are available for cost of this project, not to exceed \$7,018.00, Capital Funding.

I move to award a contract to Ogan Construction, for adding three, 110v electrical outlets to the Pit Stop Facility at 1.8, in the amount not to exceed \$7,018, Capital Funding and to authorize the President to sign the contract.

OGAN CONSTRUCTION, INC.
12601 KENSINGTON ROAD
LOS ALAMITOS, CA 90720
(562) 596-7757

Estimate

Date	Invoice #
4/27/2022	5915

CA License #: 1018813 & 393071

Bill To:
Goldenrain Foundation Mini Farm P.O. Box 2069 Seal Beach, CA 90740 Attn: Kevin Black

Item	Description	Amount
Estimate	Install three (3) GFI's with waterproof covers, 120' of conduit, separate 20 AMP breaker tied into panel housing.	6,380.00
Total		\$6,380.00



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Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: PHYSICAL PROPERTY COMMITTEE
SUBJECT: RESERVE FUNDING REQUEST - CLUBHOUSE ONE POOL ROOM REPLACEMENTS
DATE: MAY 24, 2022
CC: FILE

At the May 4, 2022 meeting of the Physical Property Committee, the Committee moved and approved to recommend to the GRF Board of Directors to approve Clubhouse One Pool Room upgrades with the replacement of Windows, Exterior Doors, and Interior Painting, in the amount not to exceed \$26,523, Reserve Funding.

At the May 16, 2022 meeting of the Finance Committee, the Committee determined that sufficient funding is available in the amount not to exceed \$26,523 for this project.

I move to award the following contracts for Clubhouse One upgrades to:

- Custom Glass for doors and windows, \$20,275.00.
- Axxess Door for ADA access for one (1) storefront door, \$3,420.82.
- Service Maintenance, a work order in the amount of \$800 for material to repaint Clubhouse One Pool Room.

The total project cost for the Clubhouse One Pool Room upgrade is not to exceed \$26,523.50, Reserve Funding and authorize the President to sign the needed contracts.

Custom Glass

10541 Chestnut St.
Los Alamitos, Ca. 90720
(562) 431-4740 Fax (562) 431-1076

Estimate

DATE	ESTIMATE...
4/19/2022	12175

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

			PROJECT
QTY	DESCRIPTION	COST	TOTAL
	Clubhouse 1 - Men's Pool Room		
2	38" x 84" Storefront narrow style offset pivot entry doors w/ jambs & transoms Overhead concealed closers, standard locks with thumb turns, thresholds, standard push/pull hardware Clad exposed existing wood jambs as needed.	3,230.00	6,460.00
9	42" x 72" Storefront fixed windows adjacent to doors on east facing side (6), and south facing windows (3) Dark bronze anodized metal 1" Graylite II / Low E energy efficient insulated glass (tempered as required by safety code) Price includes Material, Tax & Labor to complete job. Excludes any paint, stucco, or re-framing of openings. Based on existing openings	1,535.00	13,815.00
TOTAL			\$20,275.00



SALES PROPOSAL

Customer/Contact Information

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

Project Information

Wood Shop - Automatic Door Operators
Leisure World
13531 Saint Andrews Dr
Seal Beach, CA 90740-4701

Date: 01-18-2022
Quote #: 003794
Quote Valid: 30 Days

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

Inclusions:

Furnish and install the following:

4 Each: Horton 7100 Easy Access Single Leaf Automatic Door Operator

Config: LHR or RHR **Finish:** Clear Anodized **Size:** 45"

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

Safety: Optional (pricing available upon request)

Additional Hardware: (4) On/Off/Hold open function Switch (header mounted), (4) ANSI compliance signage set.

Includes freight, standard catalog cut submittal, installation and sales tax

Labor to install the above listed materials at standard Axxess Door rates during normal business hours Monday through Friday. After-hours and weekend work is excluded.

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

Warranty Information: Axxess Door Corp. warrants the installed automatic door product(s) against failure due to manufacturer defects or substandard material for a period of one-year parts and one-year labor beginning on the completed date of installation. The warranty provided by Axxess Door Corp. does not cover damages or failures arising from standard wear and tear, improper use, modifications, alterations or services/repairs by others during the warranty period.

Lead Time: 3-4 Weeks from receipt of approved submittals.

Exclusions: Doors, frames, additional hardware, power close feature, sensors, conduit run, high/low voltage wire and wire pull, structural calculations, structural support, return trips for inspections and/or training, cosmetic repairs to the opening, bonds, shop drawings, permits or fees of such, overtime, after hours labor, weekend labor, prevailing wages, OCIP/CCIP/UCIP participation, all work to be performed during normal business hours.

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

Please contact us with any questions or concerns.

Proposal Amount: \$12,123.91

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

Thanks,

Cesar Trejo

cesar@axxessdoor.com

Signature

Date



GRF Service Maintenance Department Job Estimate

Date: April 22, 2022
To: Kevin Black, Physical Property Manager
From: Aaron Hensley, Service Maint. Supervisor
Subject: Painting – CH1 Pool Room
Location: Clubhouse 1

Estimated Material Cost / Labor Hours	
1. Paint – (2) 5 gallon @ \$300.00 ea.	
2. Misc. Materials (i.e., tape, mud, sandpaper) - \$200.00	
Estimated Labor – 80 hrs.	
ESTIMATED MATERIAL COST	
\$800.00	

Disclaimer:

Please note that this is an ESTIMATE ONLY. Any unforeseen or added items may affect the total cost of the job.



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: PHYSICAL PROPERTY COMMITTEE
SUBJECT: RESERVE FUNDING REQUEST- PLOTTER PRINTER/SCANNER
DATE: MAY 24, 2022
CC: FILE

At the May 4, 2022 meeting of the Physical Property, the Committee moved and approved to recommend to the GRF Board of Directors to approve the purchase of one (1) new HP DesignJet T830 Large Format Multifunction Wireless Plotter Printer, with the optional spindle, in the amount of \$2,845, Reserve Funding.

At the May 16, 2022 Finance Committee meeting, the Committee determined that sufficient funds are available for the purchase of the plot plan printer in the amount of \$2,845.

I move to approve the purchase of One (1) new HP DesignJet T830 Large Format Multifunction Wireless Plotter Printer, with the optional spindle, in the amount of \$2,845.00, Reserve Funding.

Weekly Deals

Enjoy great savings on select products.
Plus, get FREE shipping storewide.

SHOP

MY ACCOUNT ▼
NEED HELP?



What are you looking for



HOME / BUSINESS / PRINTERS / HP DESIGNJET / HP DESIGNJET T830 LARGE FORMAT MULTIFUNCTION WIRELESS PLOT



SPECIAL OFFERS

FREE Storewide Shipping! Weekly Deals | Save \$200 instantly

LEARN MORE

HP DesignJet T830 Large Format Multifunction Wireless Plotter Printer - 24", with Mobile Printing (F9A28D)

FUNCTIONS Print, copy, scan

Line drawings: 26 sec/page on A1/D, 81 A1/D prints per hour Dye-based (C, M, Y); pigment-based (mK) Media handling: Sheet feed, roll feed, input tray, media bin, automatic cutter FCC Class A emissions - for use in commercial environments, not residential

[See all Specs](#)

Can't find what you are looking for?

[SEE SIMILAR PRODUCTS](#)

2,895.00 **SAVE \$200.00**

\$2,695.00

 Earn 1X HP Rewards Points

[ADD TO CART](#)



PROTECT YOUR DEVICE WITH AN HP CARE PACK

[LEARN MORE →](#)



1-Year Standard Warranty

Included



3 year Next Business Day Onsite Support for DesignJet T830-24 MFP

HP RECOMMENDS

\$539.00



IN STOCK Ships in 1 business day



[ADD TO COMPARE](#) F9A28D#B1K

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BOARD ACTION REQUEST

TO: BOARD OF DIRECTORS
FROM: PHYSICAL PROPERTY COMMITTEE
SUBJECT: APPROVE WASTE AND RECYCLING SERVICES CONTRACT
DATE: MAY 24, 2022
CC: FILE

The Waste and Recycling Service contract expires on July 31, 2022. The Physical Property Department sent out a Request for Proposal (RFP) to six different contractors for the Waste and Recycling Services for a five-year period (see specifications exhibit A). A mandatory bidders conference was conducted on April 11, 2022, in attendance was representatives from Athens (formally Cal-Met), Universal Waste Systems, CR&R Inc. and Republic Services.

Sealed bids were opened at the regular scheduled meeting of the Physical Property Committee on May 4, 2022.

The list of bidders and their bids are as follows :

Vendor	Per Apt Per Month	Total Cost per Month	Roll off per dump & return	Reason for not bidding
Athens (formally Cal-Met)	\$10.79	\$71,300.32	\$651.13	
Universal Waste Systems	no bid			no response
CR&R Inc	no bid			too challenging to order and supply bins
Republic Services	no bid			timeline too challenging to supply custom bins and operational logistics issues
EDCO	no bid			no response
Waste Management	no bid			no response

The current cost for these services are:

Per Apt Per Month	Total Cost per Month	Roll off per dump & return
\$9.79	\$64,690	\$630.90

The Physical Properties Committee discussed reasons for contractors not bidding. The unique bins used in the community and the service performance in the past. The Committee unanimously recommends the GRF Board award a contract to Athens Service's to provide all services, called out in exhibit A, for the pickup and disposal of waste and recycling materials in the community at a cost not to exceed \$71,300.32 per month for all apartments and trust property along with a cost of \$651.13 per dump and return of the 40-yard roll off containers at 1.8, funding from Operations for a five-year term.

Note: Pricing shall be adjusted based on the Consumer Price Index of the Bureau of Labor Statistics once a year.

I move to award a contract to Athens Service's to provide all services, called out in exhibit A, for the pickup and disposal of waste and recycling materials in the community at a cost not to exceed \$71,300.32 per month for all apartments and trust property along with a cost of \$651.13 per dump and return of the 40-yard roll off containers at 1.8, funding from Operational Funding and authorize the President to sign the contract.



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: RECREATION COMMITTEE
SUBJECT: **FINAL VOTE:** AMEND 70-2504-2, THE LIBRARY FEES
DATE: MAY 24, 2022
CC: FILE

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

At the March 22, 2022 meeting of the GRF Board of Directors, the Board voted to tentatively amend 70-2504-2, The Library Fees, pending a 28-day notice period to Foundation members. The document draft was published in the March 31st edition of the *LW Weekly*. Members were welcomed to submit their comments or questions to the Board Office on this matter. This process is recommended in accordance with Civil Code **§4360**.

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

I move to amend 70-2504-2, The Library Fees, as presented.



LIBRARY

The Library - Fees

1. ~~FINES AND CHARGES~~

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

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

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

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

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

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

2.1. ~~LOST OR DAMAGED MATERIAL~~

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

~~2.2~~ 1.2 If material is lost, the patron must pay the current replacement cost. materials are so damaged as to be judged by the library as being unsuitable for the collection, the patron must pay the current replacement cost. Patron will be allowed to keep the damaged materials once payment has been received.

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

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

~~2.3~~ 1.5 Patrons with material billed on their account shall be prohibited from checking out additional library material until such time as the account is settled in full.

3.2. ~~SERVICES~~

~~3.2~~ 1.1 A photocopy machine is available to patrons who wish to copy materials at the rate of \$.10 per page.

~~3.2~~ 2.2 Faxes sent within the USA at a rate cost of \$1.00 per page. Faxes sent outside

LIBRARY**The Library - Fees**

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

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

Document History

Adopted: 28 Jan 20

Keywords:	Fines	Lost <u>Materials</u>	Material	Fax	Photocopy
	Printer				

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Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: SECURITY BUS AND TRAFFIC COMMITTEE
SUBJECT: APPROVE DONATION – WHEELCHAIR LIFTS – GOLDEN AGE FOUNDATION
DATE: MAY 24, 2022
CC: FILE

At the May 11, 2022 meeting of the Security, Bus and Traffic Committee, the Committee moved to recommend to the GRF Board to accept a donation from the Golden Age Foundation in an amount of \$19,968.44. This donation will be used to offset the cost of ADA wheelchair lift equipment to be installed on two new GRF minibuses.

I move to approve the acceptance of a donation, in an amount of \$19,968.44 from the Golden Age Foundation, to sponsor the cost of two (2) wheelchair lifts and associated equipment on two new Golden Rain Foundation Minibus Shuttles.



REMIT TO:

**PO BOX 102479
PASADENA, CA 91189-2479
PHONE 800-437-5522
FAX 951-781-4905**

Invoice #

TBDB5334

Date:

5/5/2022

Account No.

□□□□

Salesman:

□□□□□M□□

Ship to:

Golden Rain Foundation
1661 Golden Rain Rd
Seal Beach, CA 90740

Bill to:

Golden Age Foundation
1661 Golden Rain Rd
Seal Beach, CA 90740

Quantity	Stock #	Description	Unit Price	Total
(2) New 2022/2023 Micro Bird Shuttles with ADA Lift				
1	TBD	ADA Wheelchair Equipment	\$ 9,984.22	\$ 9,984.22
1	TBD	ADA Wheelchair Equipment	\$ 9,984.22	\$ 9,984.22
ADA Equipment (non-taxable)				\$ 19,968.44
Processing Fee				\$ -
Taxable Amount				\$ -
8.750% Sales Tax				\$ -
Estimated DMV Fees				\$ -
Balance Due				\$ 19,968.44



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

BOARD ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: SECURITY, BUS & TRAFFIC COMMITTEE
SUBJECT: **FINAL VOTE:** AMEND 80-1937-1, PARKING RULES
DATE: MAY 24, 2022
CC: FILE

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

At the March 22, 2022 meeting of the GRF Board of Directors, the Board voted to tentatively amend 80-1937-1, Parking Rules, pending a 28-day notice period to Foundation members. The document draft was published in the March 31st edition of the *LW Weekly*. Members were welcomed to submit their comments or questions to the Board Office on this matter. This process is recommended in accordance with Civil Code **§4360**.

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

I move to amend 80-1937-1, Parking Rules, as presented.



SECURITY

Parking – Rules

1. PREFACE

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

2. GENERAL RULES

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

2.1 All MEMBER/OWNERS (M/O) are solely responsible for the actions of any VISITOR, RENTER/LESSEE (R/L), CAREGIVER OR CONTRACTOR who has entered Leisure World Seal Beach (LWSB) under their authorization, as well as any persons who have entered LWSB through their R/L's authorization. Therefore, the M/O is responsible for any fines and penalties associated with their unit that are imposed by GRF.

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

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

2.4 Documentation

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

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

2.5 Requirements

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

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

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

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

3. PARKING ZONES

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



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

4. SPECIFIC VEHICLE TYPES

4.1. Commercial Vehicles

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

4.2. Golf Carts and LSVs

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

4.3. Bicycles and Electric Bicycles

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

4.4. Mobility Scooters

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



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Parking – Rules

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

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

5. TRUST PROPERTY PARKING AREAS

5.1. Clubhouse One

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

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

5.2. Clubhouse Two

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



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

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

5.3. Clubhouses Three and Four

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

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

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

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

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

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

5.5. Amphitheater

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

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

5.5.3. No overnight parking is allowed.

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

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

6. SPECIAL CIRCUMSTANCES

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

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



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

7. TOWING

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

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

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

7.2. OTHER PARKING VIOLATIONS SUBJECT TO TOWING

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

Document History

Adopted: 05 Apr 21

Keywords: Parking Towing Oversize Parking Trust
 Vehicles Zones Property

(Apr 21)

GOLDEN RAIN FOUNDATION Seal Beach, California



SECURITY

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