



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

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## **BOARD OF DIRECTORS**

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### **Agenda**

Tuesday, August 23, 2022, 10:00 a.m.  
Clubhouse Four/Zoom

To view the live GRF Board meeting:

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

**1. Call to Order/Pledge of Allegiance**

**2. Roll Call**

**3. President's Announcements**

**4. Seal Beach City Council Member's Update**

**5. Member Comments/Correspondence (pp.1-6)**

**6. Consent Calendar (pp.7-8)**

- a. Committee meetings for the Month of May 2022
  - i. Minutes of the Recreation Committee Meeting of May 2, 2022
  - ii. Minutes of the Physical Property Committee Meeting of May 4, 2022
  - iii. Minutes of the GRF Administration Committee Meeting of May 5, 2022
  - iv. Minutes of the Communication/IT Committee Meeting of May 12, 2022
  - v. Minutes of the Strategic Planning Ad Hoc Committee Meeting of May 18, 2022
- b. Special GRF Board of Directors Minutes, August 2022
  - i. Election Minutes from August 8, 2022 **(pp.9-12)**
- c. GRF Board of Directors Minutes August 3, 2022 **(pp.13-20)**
- d. GRF Board Newsletter, dated August 23, 2022 **(pp.21-26)**
- e. Approve Capital Improvement Funds Investment Purchase **(pp.27-34)**
- f. Acceptance of the Interim Financial Statements, July 2022, for Audit **(pp.35-36)**
- g. Reinstatement of Paid Holiday **(pp.37-38)**

**7. Ad Hoc Reports**

- a. Governing Document Ad Hoc Committee – Discussion
- b. Website Ad Hoc Committee – Discussion

**8. New Business**

a. GRF Administration Committee

- i. Reserve Funding Request – Administration Building Office Modifications  
**(William Thompson, pp.39-48)**
- ii. **FINAL VOTE:** Amend 30-5093-1, Authorized Resident Rules of Conduct  
**(Donna Gambol, pp.49-52)**

b. Recreation Committee

- i. **TENTATIVE VOTE:** Adopt 70-1500-1, Woodshop Rules **(Susan Hopewell, pp.53-56)**
- ii. **FINAL VOTE:** Adopt 70-1487-1B, Recreational Vehicle Lot (RVL) – Rules and Regulations **(Carole Damoci, pp.57-64)**
- iii. **FINAL VOTE:** Amend 70-1487-2, Recreational Vehicle Lot (RVL) – Schedule of Fees and Monetary Fines **(Leah Perrotti, pp.65-68)**

**9. Board Member Comments**

**10. Next Meeting**

Tuesday, September 27, 2022, GRF Board Meeting in Clubhouse Four/Virtual

**11. Adjournment**

From: Linda Herman  
Subject: June 24 event transparency  
Date: Aug 13, 2022 at 7:23:26 AM  
To: GRF BoardAction  
Cc: Jessica Sedgwick  
Marsha Gerber

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Please include this email in correspondence for the August 23,2022 GRF board meeting

On June 24 GRF subsidized a club event by paying \$1600 for the band and \$250 for 10 dinners- 5 for the band and 5 for the crew. Hmmm crew??? Did the crew resemble spouses of the band? That's another topic. Tickets to the event were \$25 a piece with limited seating as per the article in the May 26 issue of the paper. No where in the article did it say a shareholder could just walk in and enjoy the band. The \$25 was collected by the club.

How in the world did GRF decide to subsidize a club event? How did this come about? How did this OPPORTUNITY as I was told happen? Who started the ball rolling? GRF, the club, recreation department? I've lived here since 2003 and I cannot recall GRF ever subsidize a club event before. As one shareholder on social media said "Why this club? Did any other club have this opportunity to celebrate LW s 60 anniversary?"

If GRF wanted to have an event why didn't GRF just hire the band and have an event? Why involve a club? It would have

been so easy. This was totally wrong. This decision never came before the committee or board. The committee voted to delay a 60<sup>th</sup> anniversary celebration until 2025 at the August 3, 2021 meeting. See those minutes.

Never the less this happened. It's done. It's over. Hopefully not to happen again.

Since GRF subsidized the event GRF should have the numbers. What was the profit or loss to the club? GRF cannot or will not answer. I contacted the club as directed by Ms Hopewell. As of August 13 I have not received an answer. However GRF and or recreation should be requesting these numbers. The numbers should be in the recreation report along with the \$1850 already in the report. This would be complete transparency on this event. Please redo that report of the event and put it in the next recreation agenda

1. How many meals did the caterer supply?
2. How much did the caterer charge per meal?
3. How much was the caterer paid?

Why can't shareholders have these figures? Something to hide? Am I and other shareholders going to get an answer or is this going to be buried and I receive a thank you letter without those numbers?

Please address this issue

Thank you

Linda Herman

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08/15/2022

GRF Board of Directors

Re: Sunshine Club Leisure World 60<sup>th</sup> Anniversary

To GRF Board of Directors,

The response to the Letter to the Editor on August 11, 2022 regarding GRF decision to subsidize the Sunshine Club cost for the musical band, plus the cost of ten meals for the musicians and their crew did not adequately answer the pertinent questions below;

1. What is the reason(s) behind the approval to use public fund to "sponsor" private club expense? This is important because it appears the Sunshine Club received a preferential treatment and consideration over other clubs. This is unacceptable in the business and corporate setting.
2. What is the GRF criteria for selecting the club to sponsor?
3. Were other clubs informed about this opportunity so that they could also apply for the sponsorship?
4. Because the source of fund was from public fund, the club should provide a Profit and Loss Statement so the public are informed whether the club profits from the event using public fund. My understanding is any commercial or profit-generating event is prohibited. To date, the club did not provide any documents to evidence compliance to this rule.
5. In the future, will GRF consider subsidizing, or sponsoring private club(s)? If so, the public should be informed and received the same consideration. Most important, the decision process needs to be transparent and fully disclosed to avoid any appearance of preferential treatment, quid-pro-quo, and violation of the Leisure rules and by-laws.

The volunteer Directors and the Sunshine Club have worked very hard and contributed valuable services to our community and we greatly appreciate your time and effort. However, to date, there has been no sincere and transparent answers to the request for information neither from the Director, nor from the Sunshine Club. Without fact, there is no truth. Without truth, there is no trust. This should never apply to our community.

Sincerely,



Siriporn Higgins

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

- **Minutes of the Recreation Committee Meeting of May 2, 2022**
- **Minutes of the Physical Property Committee Meeting of May 4, 2022**
- **Minutes of the GRF Administration Committee Meeting of May 5, 2022**
- **Minutes of the Communication/IT Committee Meeting of May 12, 2022**
- **Minutes of the Strategic Planning Ad Hoc Committee Meeting of May 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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**SPECIAL BOARD OF DIRECTORS MEMBERS MEETING –  
GOLDEN RAIN FOUNDATION  
August 8, 2022**

**CALL TO ORDER**

In accordance with Article V, Section 3, of the corporation by-laws and pursuant to due notice being delivered to the Directors and shareholders, a special meeting of the Golden Rain Foundation (GRF) Board of Directors was called to order by President Gerber at 11:09 a.m. on Monday, August 8, 2022, in Clubhouse Four.

**ROLL CALL**

Following the roll call, Corporate Secretary Levine reported that Directors Perrotti, Gambol, Jacquelin, Nugent, Geffner, Gerber, W. Thompson, Hopewell, Levine, Damoci (via Zoom), and Melody were present.

Directors Perrotti, Ableser, C. Thompson, Doderio, and Friedman was not present.

Ten Board members were present.

Executive Director Jessica Sedgwick, Portfolio Specialist Ripa Barua, and Executive Coordinator Tia Makakaufaki were also present.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Corporate Secretary Levine.

**ANNOUNCEMENTS**

All Foundation members were welcome to observe the counting process via live stream. Once the counting process is underway, the Board will be recessed.

**SHAREHOLDER/MEMBER COMMENTS**

In accordance with Policy 5610, Participation by Foundation Members. 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
- 3-minute limit per speaker, 16-25 speakers
- 2-minute limit per speaker, over 26 speakers

One shareholder/member offered comments. Two shareholders submitted a written comment prior to the meeting.

### **COMMENCE COUNTING PROCESS**

The President stated that the purpose of the meeting was to observe the counting process, via live stream, for the election of the GRF Director representing Mutual Sixteen.

As a quorum of the Board was present, the counting process began at 11:21 a.m.

### **GRF BOARD MEETING RECESS**

The Board meeting was recessed at 11:21 a.m.

### **GRF BOARD MEETING CALL TO ORDER**

At 11:30 p.m., after the ballot counting was conducted, the meeting resumed.

Lynn Colclough of Accurate Voting Services (AVS), Inc., thanked the Board for engaging AVS to conduct today's election, and advise how the election process was conducted today.

### **ANNOUNCEMENT RESULTS OF ELECTION PROCESS**

Lynn Colclough reported the election result as follow:

**Total votes:35      Abstain: 3      Quorum:**

Mutual Sixteen: Janet Isom, 32 votes.

The Following GRF Director was elected, by acclamation:

Mutual Sixteen:      Janet Isom

The President thanked the members of Accurate Voting Service for their work. The newly elected Director will be installed at the conclusion of the Special Meeting on August 29, 2022.

## **ADJOURNMENT**

The meeting was adjourned at 11:32 a.m.

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Marsha Gerber- President  
GRF Board of Directors  
TM 08-08-22

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**BOARD OF DIRECTORS MEETING MINUTES  
GOLDEN RAIN FOUNDATION  
August 3, 2022**

**CALL TO ORDER**

President Marsha Gerber 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 Wednesday, August 3, 2022, in Clubhouse Four and via live stream.

**PLEDGE OF ALLEGIANCE**

Executive Director Jessica Sedgwick led the Pledge of Allegiance.

**ROLL CALL**

Following the roll call, Corporate Secretary Carol Levine reported that Directors Perrotti, Gambol, Jacquelin, Nugent, Geffner, Gerber, Hopewell, Doderer, Levine, Damoci, Melody, and Massetti were present.

Directors W. Thompson and C. Thompson were present via Zoom.

Director Isom joined by Zoom at 10:59 a.m.

Executive Director Jessica Sedgwick, Director of Finance Carolyn Miller, Facilities Director Mark Weaver, Recreation Director Jesse Cripps, Recreation Manager Kathy Thayer, and Executive Coordinator Tia Makakaufaki were also present.

Directors Ableser and Friedman were not present.

Fifteen Directors participated, representing a quorum of the voting majority.

**SERVICE ANNIVERSARIES AND EMPLOYEES OF THE MONTH**

To minimize the number of required attendees at today's meeting, the service awards and staff commendations were postponed to a future Board meeting.

## **SEAL BEACH COUNCIL MEMBER'S REPORT**

Seal Beach Council member Sandra Massa-Lavitt was not present. There was no update.

## **SHAREHOLDER/MEMBER COMMENTS**

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

- 3-minute limit per speaker, when there are more than 15 speakers.

Seventeen members commented at the meeting, and two members submitted written comments prior to the meeting.

## **CONSENT AGENDA**

The consent agenda included the following minutes of the Special GRF Election Minutes from June 7, 2022 - Organizational Minutes from June 14, 2022. GRF Ratification Minutes from June 17, 2022. GRF Board of Directors Minutes of May 24, 2022. The acceptance of the Financial Statements, June 2022, for Audit. The approval of Reserve funds investment purchase; and the approval of the Capital Funds Investment Purchase.

Director Hopewell asked that the Committee Minutes for the month of May be withdrawn from the consent calendar and will be brought back at the next scheduled meeting.

The Consent Agenda was approved as amended.

## **AD HOC REPORTS**

Chair Damoci updated the Board with a report of the Governing Documents Ad hoc Committee.

There was no update on Website Redesign Ad hoc Committee.

Director Isom joined the meeting at 10:59 a.m. via Zoom.

## **NEW BUSINESS**

### **PHYSICAL PROPERTY COMMITTEE**

#### **Capital Funding Request - Mini Farm Design**

The Physical Property Department was requested to seek proposals for the design scope of work and cost for the proposed Mini Farm at the 1.8 acres. Costs for this scope were provided by the following consultants for the plan alone.



Mission Landscape Architecture \$16,000  
Farmscape \$20,900

At the July 6, 2022, Physical Property Committee meeting, the Committee reviewed the cost and ability of each consultant. The Committee recommended the GRF Board of Directors award a contract to Farmscape for the Mini Farm design in an amount not to exceed \$20,900.

At the July 18, 2022, Finance Committee meeting, the Committee determined that Capital funding of \$20,900 is available. The Committee placed a temporary hold on these funds pending a Board action to release the funds for this project.

Ms. Thompson MOVED, seconded by Ms. Levine -

TO award a contract to Farmscape, for the design and plan for the  
Mini Farm, at a cost not to exceed \$20,900 Capital funding and  
authorize the President to sign the contract.

The motion passed with one recusal (Director Perrotti) and one no vote (Director W. Thompson).

Seven Directors spoke on the motion.

Director W. Thompson left the meeting at 11:05 a.m.

### **Capital Funding Request – Operational Analysis Traffic Light on Saint Andrews and Golden Rain**

It was requested to conduct an intersection operational analysis to eliminate left-turn conflicts at Saint Andrews and Golden Rain. The Physical Property Department sent out a Request for Proposal (RFP) to three consultants to provide analysis, conceptual plans, and cost estimates for this task. Proposals as follows as follows:

Urban Crossroads \$16,600  
Stantec Consulting \$9,954  
K2 Traffic Engineering \$4,850

Note: K2 only provided a cost for operational analysis.

At the July 6, 2022, Physical Property Committee, the Committee reviewed the bidding consulting firms and their cost. The Committee recommended the Board award a contract to Stantec Consulting, including a contingency of \$1,000, for a cost not to exceed \$10,954 (Proposal attached) to conduct an intersection operational analysis to eliminate left-turn conflicts at Saint Andrews and Golden Rain.

At the July 18, 2022, Finance Committee, the Committee determined Capital funding of

\$10,954 is available. The Committee placed a temporary hold on these funds pending a Board action to release the funds for this project

Ms. Thompson MOVED, seconded by Mrs. Nugent, and carried unanimously by the Directors present –

TO recommend the GRF Board award a contract to Stantec Consulting to conduct an intersection operational analysis to eliminate left-turn conflicts at Saint Andrews and Golden Rain Road for a total cost not to exceed \$10,954 including a \$1,000 contingency, Capital funding, and authorize the President sign the contract.

Two Directors spoke on the motion.

Director C. Thompson left the meeting at 11:05 a.m. and returned to the meeting at 11:13 a.m.

#### **Capital Funding Request - Shade Structure at Aquatic Center**

Staff was requested to seek proposals for installing a shade structure at the Aquatic Center. Costs for this project were provided by the following contractors:

Shade Comforts Inc. \$67,866

USA Shade & Fabric Structures \$74,866

Both contractors excluded permit fees in their proposals. Staff recommends a \$4,000 contingency for this project.

At the July 6, 2022, Physical Property Committee, the Committee reviewed costs and the bidding contractors and recommended the Board award a contract to Shade Comforts Inc. (proposal attached) to install a 60'x20'shade structure at the Aquatic Center, based on the Architectural Design & Review Committee's (ADRC) selections, at a cost not to exceed \$71,866, including contingencies.

A donation for this project in an amount of \$50,000 has been made by Jim Clement through the Golden Age Foundation, making the total Capital funding requested \$21,866.

At the July 18, 2022, Finance Committee meeting, the Committee determined Capital funding of \$21,866 is available. The Committee placed a temporary hold on these funds pending a Board action to release the funds for this project.

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

TO award a contract to Shade Comforts inc., for the installation of a 60'x20' shade structure at the Aquatic Center, based on Architectural Design & Review Committee approved selections, at a cost of \$71,866 including contingencies and authorize the President to sign the contract. The total GRF cost includes not more than \$21,866, Capital funding, supplementing a generous donation of \$50,000 from Jim Clement through the Golden Age Foundation.

Three Directors and the Facilities Director spoke on the motion.

## **RECREATION**

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

The Recreation Department was tasked with obtaining cost for removing old golf balls from Turtle Lake at the GRF Golf Course.

At the July 5, 2022, Recreation Committee meeting, the Committee reviewed the scope of work, timeline, and cost for the project. The Committee moved to approve a scope of work from Top-of-The-Line Golf Balls for a one-year term at an income to GRF of \$0.05 for every reusable golf ball retrieved from Turtle Lake.

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

TO award a contract expiring May 31, 2023, to Top of The Line Golf Balls to remove golf balls from Turtle Lake at the GRF Golf Course for an income to GRF of \$0.05 per golf ball that can be re-used, and authorize the President to sign the contract.

Three Directors and the Recreation Director spoke on the motion.

### **Capital Funding Request – Holiday Tree Replacement**

At the July 5, 2022, Recreation Committee meeting, the Committee recommended the GRF Board of Directors approve the purchase of a new holiday tree for a total cost not to exceed \$8,500.00, Capital Funding.

At its July 18, 2022, meeting, the Finance Committee determined Capital funding of \$8,500.00 is available. The Committee placed a temporary hold on these funds pending a Board action to release the funds for this project.

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

TO approve the purchase of the holiday tree from Magical Holiday Designs as presented in Exhibit A, for an amount not to exceed \$8,500, Capital Funding.

Three Directors spoke on the motion.

### **Holiday Lighting and Decorations Contract**

At the July 9, 2022, Architectural Design and Review Committee meeting, the Committee recommended the Board award the 2022 contract for holiday decorations to Magical Holiday Designs as presented at a cost not to exceed \$23,295.00.

Ms. Thompson MOVED, seconded by Ms. Levine –

TO approve the holiday lighting and decorations Scope of Work from Magical Holiday Designs as presented in Exhibit A, for an amount not to exceed \$23,295.00, Operational Funding.

The motion passed with three no votes (Directors Gambol, Geffner and Melody).

Nine Directors and the Recreation Manager spoke on the motion.

### **Approve Donation from Friends of The Library**

At the July 5, 2022, Recreation Committee meeting, the Committee received a generous \$5,000 donation from the Friends of the Library. The Recreation Committee recommended the Board accept this donation.

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

TO accept the generous \$5,000 donation from the Friends of the Library.

No Directors spoke on the motion.

### **SECURITY, BUS, AND TRAFFIC**

### **Operating Funding Request – Parking Enforcement System**

At the May 11, 2022, Security Bus and Traffic Committee meeting, the Committee voted to recommend that the GRF Board of Directors approve funding for a new parking enforcement system, in an amount not to exceed \$18,000 per year, plus approximately \$100 per month in hardware costs.

At the July 18, 2022, Finance Committee meeting, the Committee determined that an amount not to exceed \$18,000 plus \$100 per month for hardware costs, Operational Funding, is available.

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

TO approve funding for a new parking enforcement system from Passport, in the amount not to exceed \$18,000 per year, plus an additional \$100 per month for hardware cost from Operations and authorize the President to sign the contract. The contract will start when the Board has moved forward with Ticketing.

Three Directors and the Director of Finance spoke on the motion.

### **Approve Annual Entry Passes**

At the July 13, 2022, Security, Bus and Traffic Committee, the Committee recommended the GRF Board approve four (4) annual entry passes per unit for Resident Members and Mutual Seventeen owners.

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

TO approve four (4) 2023 annual entry passes per unit for Resident Members and Mutual Seventeen owners.

Four Directors spoke on the motion.

## **BOARD MEMBER COMMENTS**

Fourteen Directors offered a comment.

## **ADJOURNMENT**

The meeting was adjourned at 11:58 A.M.

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Carol Levine, Corporate Secretary  
Golden Rain Foundation  
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DRAFT

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



August 23, 2022

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Approved Consent Agenda

MOVED and approved the consent agenda included of the Special GRF Election Minutes from June 7, 2022 - Organizational Minutes from June 14, 2022. GRF Ratification Minutes from June 17, 2022. GRF Board of Directors Minutes of May 24, 2022. The acceptance of the Financial Statements, June 2022, for Audit. The approval of Reserve funds investment purchase; and the approval of the Capital Funds Investment Purchase.

Physical Property Committee - Capital Funding Request - Mini Farm Design

MOVED to award a contract to Farmscape, for the design and plan for the Mini Farm, at a cost not to exceed \$20,900 Capital funding and authorize the President to sign the contract.

Physical Property Committee - Capital Funding Request – Operational Analysis Traffic Light on Saint Andrews and Golden Rain

MOVED to recommend the GRF Board to award a contract to Stantec Consulting to conduct an intersection operational analysis to eliminate left-turn conflicts at Saint Andrews and Golden Rain Road for a total cost not to exceed \$10,954 including a \$1,000 contingency, Capital funding, and authorize the President sign the contract.

Physical Property Committee - Capital Funding Request - Shade Structure at Aquatic Center

MOVED to award a contract to Shade Comforts inc., for the installation of a 60'x20'shade structure at the Aquatic Center, based on ADRC approved selections, at a cost of \$71,866 including contingencies and authorize the President to sign the contract. The total GRF cost includes not more than \$21,866, Capital funding, supplementing a generous donation of \$50,000 from Jim Clement through the Golden Age Foundation.

Recreation Committee - Approve Golf Ball Removal – Turtle Lake at GRF Golf Course

MOVED to award a contract to Top of The Line Golf Balls to remove golf balls from Turtle Lake at the GRF Golf Course expiring May 31, 2023, for an income to GRF of \$0.05 per golf ball that can be re-used and authorize the President to sign the contract.

Recreation Committee - Capital Funding Request – Holiday Tree Replacement

MOVED to approve the purchase of the holiday tree from Magical Holiday Designs as presented in Exhibit A, for an amount not to exceed \$8,500, Capital Funding.

Recreation Committee - Approve Donation from Friends of The Library

MOVED to accept the generous \$5,000 donation from the Friends of the Library.



## Security, Bus and Traffic - Operating Funding Request – Parking Enforcement System

MOVED to approve funding for a new parking enforcement system from Passport, in the amount not to exceed \$18,000 per year, plus an additional \$100 per month for hardware cost from Operations and authorize the President to sign the contract. The contract will start when the Board has moved forward with Ticketing.

## Security, Bus and Traffic - Approve Annual Entry Passes

MOVED to approve four (4) 2023 annual entry passes per unit for Resident Members and Mutual Seventeen owners.

## **Recap of GRF Committees' Activity**

**August 2022**

### **July 28, 2022, GRF Administration Committee**

- MOVED to recommend the GRF Board approve Reserve Funds for the modifications, at a cost not to exceed \$53,025, after review by the Finance Committee.

### **August 1, 2022, Recreation Committee**

- CONCURRED by the Committee to request "No Alcohol" sign be changed in the game room.
- CONCURRED by the Committee to approve the purchase of two picnic tables and two trash cans for the non-reservation picnic area at Clubhouse 1, not to exceed \$3,000, Capital Funding.
- CONCURRED by Committee to request an update on replacing of the broken umbrella at the main entrance.
- CONCURRED by Committee to request information to use reclaimed water to clean pickleball courts
- CONCURRED by Committee to fund grab bars in pool showers, Operation Funding.
- CONCURRED by Committee to request scheduling of electronic keyboard training for clubs.
- CONCURRED by Committee to request the Physical Property Committee resend fans for dance rooms.
- CONCURRED by Committee to request a report on the acoustics in Clubhouse 3, Room 9.
- CONCURRED by Committee to request the Strategic Planning Committee examine other opportunities for revenue.
- CONCURRED by Committee to request researching the cost for a new movie night projector.

- CONCURRED by Committee to permanently allow shareholder/members to bring minor children to game room.
- CONCURRED by the Committee to request Physical Property review the installation of a ramp by the amphitheater stage.
- CONCURRED by the Committee to request the Layout and Cost Requirement form be sent to Communication Committee for update.
- Concurred by the Committee to convene a work study in September regarding the Clubhouse Three Kitchen.

#### **August 2, 2022, IT Committee**

- No Action/Request at this time.

#### **August 3, 2022, Physical Properties Committee**

- MOVED to transfer the contract to Pacific 3 Electric, Inc, for the Clubhouse One Woodshop not to exceed the already approved amount of \$70,000 to the previous contractor and to authorize the President to sign the contract.
- The Committee discussed the Reduce 1.8-acre Trash Bin Cost. With the Committee's approval, the access hours will now be from at 9:00 a.m. – 5:00 p.m. and closed on Sundays. The Committee requested the Physical Property Manager immediately inform all contractors in writing of the rules for using the 1.8-acre dumpsters.

The Committee also agreed to provide information on the identified thrift store and junk hauler to the GRF Resource Liaison and on flyers at the 1.8-acre.

The Committee forwarded a request to the GRF Administration Committee to review establishing two part-time of 1.8-acre attendants.

- CONCURRED by the Committee to have a Concrete Driveway Estimate on Trust Property at Carports and requested the Physical Property Management include related costs into the associated Reserve Study in lieu of asphalt.

#### **August 8, 2022, Mutual Administration Committee**

- MOVED and approve to recommend the Finance Committee accept the 2023 proposed Operating Budget for Cost Center 545 (Mutual Administration), as presented.
- MOVED and approve to recommend the Finance Committee accept the 2023 proposed Operating Budget for Cost Center 533 (Stock Transfer), as presented.
- MOVED and approve to recommend the Finance Committee the 2023 proposed Operating Budget for Cost Center 574 (Service Maintenance), as accepted.
- MOVED and approve the use of the updated Guest and Service Passes for 2023. Funds to come from Stock Transfer Cost Center GL Code 6410033-533.

- CONCURRED by the Committee to schedule a work study to review 50-5165-3, Mutual Administration & Service Maintenance Committee Charter.

#### **August 11, 2022, Communications Committee**

- No Action/Request at this time.

#### **August 12, 2022, Architectural Design Review Committee**

- CONCURRED by Committee to plant Kangaroo Paws, Polygata Virgata, Festival Grass, and Society Garlic at the Globe at a cost not to exceed \$12,410 to include labor and materials and to move this item for Board approval.
- CONCURRED by the Committee to purchase Arizona River Rocks at a cost not to exceed \$7,000 and to send this item for Board approval. Total cost of the Planting at the Globe is not to exceed the total of \$38,910.
- CONCURRED by the Committee to have J&J Landscape replace the flowers in the Circle with Golden Star Esperanza plants for the cost of \$6,500 and for the total cost of the Planting at the Globe not to exceed \$38,910.
- MOVED and approve to recommend the Finance Committee adopt the ADRC 2023 Budget Report.

#### **August 15, 2022, Finance Committee**

- MOVED and approved to raise the SRO to \$50 for 2023.
- MOVED to accept for audit and forward to the GRF Board the interim financial statements for the period ending July 31, 2022, as presented by the Director of Finance, and as reviewed by the Finance Committee.
- MOVED and recommend the Board to purchase brokered CDs through US Bancorp totaling \$300,000 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 the Finance Committee has determined Reserve Funding in the amount of \$48,285, is available and have placed a temporary hold, pending Board action for the modification at Stock Transfer and Administration, not to exceed \$48,285.

## Financial Recap – July 2022

As of the seven-month period ended July 2022, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$488,141.

Major variances are:

Wages, Taxes & Benefits	\$480,841	Favorable: Wages \$280K; P/R Taxes \$28K; Workers' Comp \$31K; 401(k) ER Match \$32K; Group Ins \$110K; average FTE < budget by 20.0 FTEs
Employee Related Expenses	(230,087)	Unfavorable: Agency fees \$223K; Recruiting \$30K
Professional Fees	(48,295)	Unfavorable: System security monitoring
Facilities Maintenance	86,938	Favorable: Less YTD maintenance than planned; Janitorial contract renegotiated for less.
Community Entertainment	64,146	Favorable: Community events deferred due to COVID-19
Publication Printing	54,515	Favorable: Lower pricing due to change in printing company; less pages in newspaper due to COVID impacts.
Property & Liability Insurance	56,829	Favorable: Actual premiums less than budgeted
Certificate Preparation Income	40,187	Favorable: More unit sales than planned
Interest Income	24,501	Favorable: Increase in interest received on investments
News Advertising	36,466	Favorable: Display ads greater than budgeted
SRO Labor Cost Recovery	(119,447)	Unfavorable: Less billable hours than budgeted

	<b>Fund Balance</b>	<b>Allocated For Current Projects</b>	<b>Allocated For Future Projects</b>	<b>For details, see page</b>
<b>Reserve Funds</b>				
Repairs & Replacements	\$12,280,800	\$2,934,653	\$9,346,147	7
<b>Capital Funds</b>		<b>Allocated Funds</b>	<b>Unallocated Funds</b>	<b>For details, see page</b>
Capital Improvements	\$2,927,832	\$468,472	\$2,459,360	8

Total year-to-date approved unbudgeted operating expenses are \$423,283.



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

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## BOARD ACTION REQUEST

---

**TO:** GRF BOARD OF DIRECTORS  
**FROM:** FINANCE COMMITTEE  
**SUBJECT:** ACCEPTANCE OF THE INTERIM JULY 2022 FINANCIAL STATEMENTS  
**DATE:** AUGUST 23, 2022  
**CC:** FILE

---

At the regularly scheduled meeting of the Finance Committee on August 15, 2022, the Committee, in accordance with Policy 40-5115-3 and all applicable sections of the civil code 5500, duly moved to recommend the Golden Rain Foundation Board of Directors accept of the July 2022 interim financial statements for audit.

I move to accept the July 2022 interim financial statements for audit.

## Financial Recap – July 2022

As of the seven-month period ended July 2022, the draft financial reports indicate that GRF is in a favorable financial position with a surplus of \$488,141.

Major variances are:

Wages, Taxes & Benefits	\$480,841	Favorable: Wages \$280K; P/R Taxes \$28K; Workers' Comp \$31K; 401(k) ER Match \$32K; Group Ins \$110K; average FTE < budget by 20.0 FTEs
Employee Related Expenses	(230,087)	Unfavorable: Agency fees \$223K; Recruiting \$30K
Professional Fees	(48,295)	Unfavorable: System security monitoring
Facilities Maintenance	86,938	Favorable: Less YTD maintenance than planned; Janitorial contract renegotiated for less.
Community Entertainment	64,146	Favorable: Community events deferred due to COVID-19
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Property & Liability Insurance	56,829	Favorable: Actual premiums less than budgeted
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Interest Income	24,501	Favorable: Increase in interest received on investments
News Advertising	36,466	Favorable: Display ads greater than budgeted
SRO Labor Cost Recovery	(119,447)	Unfavorable: Less billable hours than budgeted

<b>Reserve Funds</b>	<b>Fund Balance</b>	<b>Allocated For Current Projects</b>	<b>Allocated For Future Projects</b>	<b>For details, see page</b>
Repairs & Replacements	\$12,280,800	\$2,934,653	\$9,346,147	7

<b>Capital Funds</b>	<b>Fund Balance</b>	<b>Allocated Funds</b>	<b>Unallocated Funds</b>	<b>For details, see page</b>
Capital Improvements	\$2,927,832	\$468,472	\$2,459,360	8

Total year-to-date approved unbudgeted operating expenses are \$423,283.

P.O. Box 2069  
Seal Beach CA 90740

Description			
	<b>Current Assets:</b>		
	Cash & cash equivalents	552,611	
1122000	Non-Restricted Funds	59,659	
	Receivables	986,064	
	Prepaid expenses	351,320	
1154100	Deferred Lease Revenue	10,318	
	Inventory of maintenance supplies	513,766	
		-----	
	<b>Total Current Assets</b>		<b>2,473,737</b>
	<b>Designated deposits</b>		
1211000	Contingency Operating Fund	1,000,000	
	Reserve Fund	12,280,800	
1212500	Capital Improvement Fund-GRF	2,927,832	
		-----	
	<b>Total designated deposits</b>		<b>16,208,632</b>
	<b>Notes Receivable</b>		
1411000	Notes Receivable	51,267	
		-----	
	<b>Total Notes Receivable</b>		<b>51,267</b>
	<b>Fixed Assets</b>		
	Land, Building, Furniture & Equipment	42,416,210	
	Less: Accumulated Dep'n	(24,987,397)	
		-----	
	<b>Net Fixed Assets</b>		<b>17,428,812</b>
	<b>Other Assets</b>		-----
	<b>Total Assets</b>		<b>36,162,449</b>
			=====

P.O. Box 2069  
Seal Beach CA 90740

Description			
<b>Liabilities &amp; Equity</b>			
<b>Current Liabilities:</b>			
	Accounts payable	488,311	
	Project Commitments	2,163,844	
	Prepaid Deposits	78,009	
	Accrued payroll & payroll taxes	530,408	
	Unearned Income	48,555	
2140000	Deferred Revenue-Other	18,668	
	Accrued expenses	134,313	
		-----	
	<b>Total Current Liabilites</b>	<b>3,462,108</b>	
	<b>Total Liabilities</b>		<b>3,462,108</b>
<b>Equity</b>			
<b>Mutuals' Beneficial Interest</b>			
3211000	Contingency Operating Reserve Equity	1,000,000	
3212000	Reserve Equity	10,090,364	
3394000	Capital Fund Equity	2,908,726	
3310000	Beneficial Interest in Trust	19,348,903	
		-----	
	<b>Total Mutuals' Beneficial Interest</b>		<b>33,347,993</b>
<b>Membership interest</b>			
	Membership certificates of 844 shares @ \$200 par value, and 5,764 shares @ \$250 par value, authorized, issued and outstanding	1,609,800	
	Additional paid-in-capital	4,641,851	
		-----	
	<b>Total Paid-in-Capital</b>		<b>6,251,651</b>
<b>Excess Income</b>			
	Current Year	(225,516)	
3910000	Excess Income / (Expense) Prior Year	600,000	
		-----	
	<b>Total Excess Income</b>		<b>374,484</b>
3920000	<b>Dep'n &amp; Amortization</b>		<b>(7,273,787)</b>
	<b>Net Stockholders' Equity</b>		<b>32,700,341</b>
			-----
	<b>Total Liabilities &amp; Stockholders' Equity</b>		<b>36,162,449</b>
			=====



**Golden Rain Foundation**  
**Cash Flow Activity - All Reserves**  
**For the Period Ended July 31, 2022**

	Contingency Operating Fund	Reserve Fund	Capital Improvement Fund	Nonrestricted Funds	Total
<b>Balance 12/31/2021</b>	<b>1,000,000</b>	<b>11,780,045</b>	<b>3,147,920</b>	<b>439,121</b>	<b>16,367,086</b>
Funded: Assessments		291,665			291,665
Funded: Amenities Fees collected (410)		864,154	864,154		1,728,308
Funded: M17 Lease Fees collected (18)		4,644	4,644		9,288
Funded: Interest on Funds		13,987	880		14,867
Expenditures		(973,695)	(1,089,767)		(2,063,462)
2021 Excess Income	-	300,000		(300,000)	-
Transfers between funds	-	-			-
Net Monthly Activity				(79,462)	(79,462)
<b>Balance 7/31/2022</b>	<b>1,000,000</b>	<b>12,280,800</b>	<b>2,927,832</b>	<b>59,659</b>	<b>16,268,291</b>
Net Activity	-	500,755	(220,089)	(379,462)	(98,796)

**Golden Rain Foundation  
Cash Flow Activity - All Reserves  
For the Month of July 2022**

	Contingency Operating Fund	Reserve Fund	Capital Improvement Fund	Nonrestricted Funds	Total
<b>Balance 6/30/2022</b>	<b>1,000,000</b>	<b>12,509,611</b>	<b>2,800,877</b>	<b>129,362</b>	<b>16,439,850</b>
Funded: Assessments		41,667			41,667
Funded: Amenities Fees collected (68)		142,793	142,793		285,586
Funded: M17 Lease Fees collected -					-
Funded: Interest on Funds		3,776	34		3,810
Progress Payments on CIP					-
Expenditures		(417,047)	(15,872)		(432,920)
Net Monthly Activity				(69,703)	(69,703)
<b>Balance 7/31/2022</b>	<b>1,000,000</b>	<b>12,280,800</b>	<b>2,927,832</b>	<b>59,659</b>	<b>16,268,291</b>
Net Activity	-	(228,811)	126,955	(69,703)	(171,560)

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

**SELECTED BALANCE SHEET ITEMS**

	Current Balance	Prior Month	Increase (Decrease)
Cash In Bank	612,270	581,192	31,078
Current Assets	18,682,369	18,732,455	(50,086)
Current Liabilities	3,462,108	3,741,843	(279,735)
Current Ratio	5.40	5.01	
Designated Deposits:	16,208,632	16,310,489	(101,857)
Reserve Fund			
Capital Improvement Fund			
Contingency Operating Fund			

**RESULT OF OPERATIONS**

Current Month	Actual	Budget	Variance	%
Income	1,512,804	1,513,877	(1,073)	(0.07)
Expense	1,527,458	1,607,640	80,182	4.99
Net Materials Recovery(Pass Thru)	0	0	0	
<b>Excess Income or (Expense)</b>	<b>(14,654)</b>	<b>(93,763)</b>	<b>79,109</b>	
Year To Date	Actual	Budget	Variance	%
Income	10,404,444	10,819,942	(415,498)	(3.84)
Expense	9,963,020	10,866,660	903,640	8.32
Net Materials Recovery(Pass Thru)	0	0	0	
<b>Excess Income or (Expense)</b>	<b>441,424</b>	<b>(46,718)</b>	<b>488,142</b>	

Full Time Equivalents		
For the Month	Average YTD	Planned - 2022
137.51	139.51	159.50

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Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

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## BOARD ACTION REQUEST

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**TO:** GRF BOARD OF DIRECTORS  
**FROM:** FINANCE COMMITTEE  
**SUBJECT:** CAPITAL IMPROVEMENT FUNDS INVESTMENT PURCHASE  
**DATE:** AUGUST 23, 2022  
**CC:** FILE

---

At the regularly scheduled meeting of the Finance Committee on August 15, 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 the GRF Board, purchase brokered CDs through US Bancorp totaling \$300,000 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.

I move to approve the purchase of brokered CDs through US Bancorp totaling \$300,000 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.

## Capital Funds Investment Ladder as of July 31, 2022

Term	Maturity Month	Investment Amount	Rate
0	Aug-22		
1	Sep-22	200,000	0.07%
2	Oct-22	110,000	0.10%
3	Nov-22	300,000	0.10%
4	Dec-22	125,000	0.30%
5	Jan-23		
6	Feb-23		
7	Mar-23	170,000	1.70%
8	Apr-23	240,000	0.15%
9	May-23		
10	Jun-23	125,000	0.45%
11	Jul-23		
12	Aug-23		
13	Sep-23		
14	Oct-23		
15	Nov-23	170,000	2.45%
16	Dec-23		
17	Jan-24		
18	Feb-24		
19	Mar-24		
20	Apr-24		
21	May-24		
22	Jun-24		
23	Jul-24		
24	Aug-24		
25	Sep-24		
26	Oct-24		
27	Nov-24		
28	Dec-24		
29	Jan-25		
30	Feb-25		
31	Mar-25		
32	Apr-25		
33	May-25		
34	Jun-25		
35	Jul-25		
36	Aug-25		



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

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## BOARD OF DIRECTORS ACTION REQUEST

---

**TO:** GRF BOARD OF DIRECTORS  
**FROM:** GRF ADMINISTRATION COMMITTEE  
**SUBJECT:** REINSTATE OF PAID HOLIDAY  
**DATE:** AUGUST 23, 2022  
**CC:** FILE

---

At its regularly scheduled meeting on July 28, 2022, the GRF Administration Committee in Executive Session unanimously agreed to request the Board of Directors reinstate the day after Thanksgiving as a paid holiday, bringing the observed employee holidays from ten (10) days to eleven (11), in addition to one floating holiday.

I move to approve the reinstatement of the day after Thanksgiving as a paid holiday, bringing the observed employee holidays from ten (10) days to eleven (11).

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## BOARD ACTION REQUEST

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**TO:** GRF BOARD OF DIRECTORS  
**FROM:** GRF ADMINISTRATION COMMITTEE  
**SUBJECT:** RESERVE FUNDING REQUEST - ADMINISTRATION BUILDING MODIFICATIONS  
**DATE:** AUGUST 23, 2022  
**CC:** FILE

---

The Physical Property Department was requested to seek proposals for the following modifications at the Administration Building:

### **Stock Transfer**

Stock Transfer back room- Install glass door

Stock Transfer front area-Install glass wall and door between waiting area and office

### **Administration upstairs**

Upstairs greeting area-install a wall and door

Office behind greeter-enclose with glass wall and door

Assistant to the Executive Directors area- enclose with glass wall and door

Administration Office Furniture

### **Human Resources**

Storage area: convert area into an (office, move) wall and add exterior window.

Install Work Station, replace cabinets

GRF Service Maintenance: convert storage into office \$15,000

Hadi Construction: install exterior window \$9,000

Tal-Mar-Security: workstation \$2,500

Custom Glass: Install glass walls and doors \$19,785

National Business Furniture: Desk, File, Bookcase \$4,029

Staff recommends a \$2,000 contingency.

At the July 28, 2022, GRF Administration Committee, the Committee recommended to send the project at a cost not exceeding \$52, 314 to the GRF Board for approval after Finance Committee review.

At the Finance Committee on August 15, 2022 the Committee reviewed available Reserve funding for this project, and resolved funding is available.

I move to approve Reserve Funds for the modifications as described above, at a cost not to exceed \$52,314, and authorize the President sign the needed contracts.









**NATIONAL BUSINESS  
FURNITURE**

700 South 70th Street, Milwaukee, WI 53214

800-558-1010 | www.NBF.com



Gray

## Statesman Executive L-Shaped Desk with Left Return

Item#: 223975

Brand: NBF Signature Series

Collection: Statesman

GSA

[CLICK HERE to view available options](#)

### Product Details

#### Features:

- Hardwood solid and wood veneer construction
- Left-handed return
- Two utility drawers and one letter/legal hanging file drawer
- One concealed CPU storage space
- One desktop grommet hole
- Crown molding and picture-frame detailing
- Ships assembled; attach return to main desk

#### Dimensions and Weight:

- Dimensions: 69"Wx76"Dx30"H
- Custom Dimensions:
  - Main Desk: 69"Wx28"Dx30"H
  - Left Return: 48"Wx22"Dx30"H
- Weight: 298.00 lbs.
- SIN#: 33721

### Alternate Images



Web Code: **E8Q5CJ-11717****877-420-9949****LIFETIME  
GUARANTEE**

## Statesman Executive L- Shaped Desk with Left Return

Item#: 223975 | Brand: NBF SignatureSeriesCollection: Statesman

☆☆☆☆☆ 0.0

No Reviews [Write the First Review](#)**\$2,349.00**List: ~~\$3,338.00~~ You Save:**30%**Order Free Color  
Samples >**A**

Ships

Today!

**PayPal CREDIT** No Interest if paid in full in 6**Finish: Gray**Order Free (Color)  
Samples

Ships

Today!

### Product Details



**NATIONAL BUSINESS  
FURNITURE**

700 South 70th Street, Milwaukee, WI 53214

800-558-1010 | www.NBF.com



*Gray*

## Statesman 32" W Two Drawer Lateral File

**Item#: 30807**

Brand: NBF Signature Series

Collection: Statesman

**GSA**

[CLICK HERE to view available options](#)

### Product Details

#### Features:

- Wood veneer, select hardwood solids, and MDF construction
- Two file drawers hold letter- and legal-size hanging files
- Top drawer locks for security
- Full extension ball bearing slides
- Ships fully assembled

#### Dimensions and Weight:

- Dimensions: 32"Wx21"Dx30"H
- Weight: 162.00 lbs.
- SIN#: 33721
- Carton Dimensions:
  - 35.5"W x 25"D x 34"H
  - 35.5"W x 25"D x 34"H

### Alternate Images



Web Code: **E8Q5CJ-11717****800-558-1010****LIFETIME  
GUARANTEE**

## Statesman 32" W Two Drawer Lateral File

Item#: 30807 Brand: NBF SignatureSeriesCollection: Statesman

★★★★★ 4.6

28 Reviews Write aReview67% of respondents would  
recommend this to a friend**\$849.00**List: ~~\$1,269.00~~ You Save:**33%**Shipping times may be extended  
or changed.Order Free Color  
Samples >**A**

Ships

Today!

Pay in 4 interest-free payments of \$212.2

**Finish: Chestnut****Cherry**Order Free  
Samples

Ships

Today!

- Product Details





**NATIONAL BUSINESS  
FURNITURE**

700 South 70th Street, Milwaukee, WI 53214

800-558-1010 | www.NBF.com



Gray

## Statesman 72" H Five Shelf Veneer Bookcase with Doors

**Item#: 32883**

Brand: NBF Signature Series

Collection: Statesman

**GSA**

[CLICK HERE to view available options](#)

### Product Details

#### Features:

- Wood veneer, select hardwood solids, and MDF construction
- Three adjustable shelves
- Two lower doors
- 75 lb. weight capacity per shelf
- Ships fully assembled

#### Dimensions and Weight:

- Dimensions: 30"Wx13.5"Dx72"H
- Weight: 154.00 lbs.
- SIN#: 33721
- Carton Dimensions:
  - 33.4"W x 16.1"D x 75.9"H
  - 33.4"W x 16.1"D x 75.9"H

### Alternate Images



Web Code: **E8Q5CJ-11717****800-558-1010****LIFETIME  
GUARANTEE**

## Statesman 72" H Five Shelf Veneer Bookcase with Doors

Item#: 32883 Brand: [NBF Signature](#)[Series](#)Collection: [Statesman](#)

★★★★☆ 4.4

[14 Reviews](#) [Write a](#)[Review](#)**\$829.00**List: ~~\$1,239.00~~ You Save:**33%**Order Free Color  
Samples >**A**

Ships

Today!

Pay in 4 interest-free payments of \$207.2

**Finish: Gray**Order Free  
Samples

Ships

Today!

### Product Details



Golden Rain Foundation

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Leisure World, Seal Beach

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## 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:** AUGUST 23, 2022  
**CC:** FILE

---

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.

At the April 26, 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 May 5<sup>th</sup> 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 ratify 30-5093-1, Authorized Resident Rules of Conduct, adding Theft of any Trust Property and Egregious behavior of any kind, to prohibited behaviors.



## Authorized Resident (AR) Rules of Conduct

### 1. PURPOSE

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

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

### 2. RULES OF CONDUCT

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

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

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

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

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

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

**2.4.1.2** Personal insults and yelling.

**2.4.1.3** Any form of discrimination.

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

**2.4.1.5** Sexually suggestive language.

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

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

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

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



## Authorized Resident (AR) Rules of Conduct

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

**2.4.1.11** Theft of any Trust Property.

**2.4.1.12** Egregious behavior of any kind.

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

### 3. **NON-COMPLIANCE**

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

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

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

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

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

#### Document History

Adopted:	26 Nov 19	Amended:	23 Dec 20	Amended:	26 Jan 21
Amended:	24 Aug 21	Comm. Name Chg.	24 Aug 21	Amended:	22 Mar 22

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

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Leisure World, Seal Beach

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## BOARD ACTION REQUEST

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**TO:** GRF BOARD OF DIRECTORS  
**FROM:** RECREATION COMMITTEE  
**SUBJECT:** **TENTATIVE VOTE:** ADOPT 70-1500-1, WOODSHOP RULES  
**DATE:** AUGUST 23, 2022  
**CC:** FILE

---

At the July Work Study, the Recreation staff and Committee drafted the Woodshop rules. The Committee recommends the Board of Directors adopt 70-1500-1, Woodshop Rules.

I move to adopt 70-1500-1, Woodshop Rules as presented, pending a 28-day notification to the members, and a final decision by the GRF Board of Directors on October 25, 2022.



## **RECREATION**

### Woodshop - Rules

#### **PURPOSE:**

**The purpose of these rules is to create a safe environment for Woodshop users.**

#### **1. GENERAL REGULATIONS**

The Recreation Department (RD) is responsible for the fair and equitable use of the Club House One Woodshop. The RD, in cooperation with Woodshop Supervisors, will ensure that all the rules are followed.

**1.1.** The Woodshop is for Golden Rain Foundation (GRF) Members and Authorized Residents (ARs) in good standing only.

**1.2.** The Woodshop will be open only when a trained supervisor, designated and approved by the RD is onsite.

**1.3.** A Lead Supervisor, designated by the RD is responsible for recommending other qualified, experienced woodworkers to the RD for appointment as alternate Supervisors. The Lead will also schedule other supervisors to cover the hours of operation of the shop.

#### **2. HOURS OF OPERATION**

The hours of operation will be determined by the RD in cooperation with the Woodshop Supervisors in accordance with their availability.

#### **3. WOODSHOP RULE**

**3.1** The Recreation Department reserves the right to review and adjust the operating rules at any time to accommodate the needs of the community.

**3.2** Woodshop users must be approved by Supervisor prior to using the equipment.

**3.3** Safety is paramount for all Woodshop users:

**3.3.1** Wear proper clothing (no loose jewelry, gloves, ties, or loose clothing that could get caught in moving parts).

**3.3.2** Non-slip footwear must be worn. No open-toed.

**3.3.3** Secure long hair.

**3.3.4** Do not operate machinery or tools if on medication that does not allow you to drive.

**3.3.5** Keep hands in sight and safely clear of moving tools and parts.

**3.3.6** Safety glasses must be worn when using all power tools.

**3.3.7** Safety guards must be used on table saws, circular saws, grinders, and chop saws.

**3.4** Only GRF Members and ARs with a GRF I.D. card may use the woodshop equipment and must sign in upon entering the shop.



- 40 3.5 The blade on the table saw should be no more than ¼" above the top of the wood to  
41 be cut.
- 42 3.6 The work benches are for everyone's use. There are no assigned spaces.
- 43 3.7 Never reach across the machine while it is running.
- 44 3.8 In crosscutting on saws, one end of the material should be free.
- 45 3.9 Never pick a cutoff from the table while the saw is turning.
- 46 3.10 Never attempt to slow down or stop the machine after switching it off by grabbing work  
47 or tool.
- 48 3.11 Use pusher sticks and hold-downs to avoid getting fingers and other body parts no  
49 less than 3" from any moving blade, cutter, or disk.
- 50 3.12 Always control the return of the saw when crosscutting.
- 51 3.13 Never force the work or rush the job.
- 52 3.14 Stand at one side of the cutting tool, not in line with it.
- 53 3.15 Never use carbide-tipped blade or cutter to machine secondhand lumber without  
54 Supervisors' inspection.
- 55 3.16 Never stand or lean on the machines.
- 56 3.17 GRF Members and ARs may drop off items for repair and must check in with  
57 Supervisor and keep clear of all power tools.
- 58 3.18 Do not work with stock or materials that are too small or too large to manage safely;  
59 ask Supervisor for assistance.
- 60 3.19 Never leave a machine running unattended.
- 61 3.20 Re-purposed wood must be inspected for nails before it is cut, shaped, or planed.
- 62 3.21 Painted wood shall not be planed on the thickness planer and joiner.
- 63 3.22 Users are responsible for cleaning the area of their work.
- 64 3.23 When in doubt, ask the Supervisor!
- 65 3.24 Woodshop tools may not be removed from the woodshop.
- 66 3.25 The use of alcohol beverages is expressly prohibited.
- 67 3.26 Supervisors have the authority to refuse use of equipment if they observe it is used in  
68 an unsafe manner.
- 69 3.27 Any form of harassment, intimidation, and/or verbal abuse is prohibited and may result  
70 in GRF taking appropriate actions pursuant to the Code of Conduct, 30-5093-1  
71 resulting in loss of privileges and/or monetary fines.
- 72 3.28 Signs containing these rules will be prominently posted.
- 73

## 74 Document History

75  
76 Keywords: Woodshop Rules

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## BOARD ACTION REQUEST

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**TO:** GRF BOARD OF DIRECTORS  
**FROM:** RECREATION COMMITTEE  
**SUBJECT:** **FINAL VOTE:** ADOPT POLICY 70-1487-1B RECREATIONAL VEHICLE LOT (RVL) - RULES AND REGULATIONS  
**DATE:** AUGUST 23, 2022  
**CC:** FILE

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

At the April 26, 2022, meeting of the GRF Board of Directors, the Board voted to tentatively adopt 70-1487-1B Recreational Vehicle Lot (RVL) - Rules and Regulations pending a 28-day notice period to Foundation members. The document draft was published in the May 5th 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 ratify 70-1487-1B, Recreational Vehicle Lot (RVL) - Rules and Regulations as presented.

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

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

**2. RVL GENERAL USE CONDITIONS**

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

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

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

57

58       **3.   ELIGIBILITY QUALIFICATIONS**

59

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

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

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

**4. LEASES, PENALTIES AND FEES**

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

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

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

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

148

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

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

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



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

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

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

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

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

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

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

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

**5.22. Sales**

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

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

**Document History**

Adopted: XX XXX 22

**Keywords:** RV                      Recreational                      Maintenance  
   Vehicle



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## BOARD ACTION REQUEST

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**TO:** GRF BOARD OF DIRECTORS  
**FROM:** RECREATION COMMITTEE  
**SUBJECT:** **FINAL VOTE:** AMEND POLICY 70-1487-2, RECREATIONAL VEHICLE LOT (RVL)- SCHEDULE OF FEES AND MONETARY FINES  
**DATE:** AUGUST 23, 2022  
**CC:** FILE

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

At the April 26, 2022, meeting of the GRF Board of Directors, the Board voted to tentatively amend 70-1487-2, Recreational Vehicle Lot (RVL)- Schedule of Fees and Monetary Fines pending a 28-day notice period to Foundation members. The document draft was published in the May 5th 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 ratify policy 70-1487-2, Recreational Vehicle Lot (RVL)- Schedule of Fees and Monetary Fines, updating Fee and document language as presented.



## RECREATION

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

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

#### 1. FEES

##### 1.1. Annual Space Lease Fee

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

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

(May 21)

GOLDEN RAIN FOUNDATION Seal Beach, California



## **RECREATION**

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

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

10



## RECREATION

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

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

#### Document History

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

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

(May 21)

GOLDEN RAIN FOUNDATION Seal Beach, California