

BOARD OF DIRECTORS

Meeting Agenda
Tuesday, October 24, 2023 - 10:00 A.M.
Clubhouse Four

This meeting may also be live streamed at www.lwsb.com.

The tab will be active 15 minutes prior to the start 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/Notice of Quorum

3. President's Announcement

4. Member Comments/Correspondence

5. Consent Calendar

- a. GRF Board of Directors Minutes, September 26, 2023
- b. Accept the Interim Financial Statements for August 2023 for Audit
- c. Approve Transfers of Funds for GRF per Civil Code 5502

6. New Business

a. General

i. Approve Southern California Edison Easement Request

Proposed Resolution: To approve the SCE request for a 10-foot easement of Trust Property at the alley next to Canoe Brook to install an anchor for pole #1438516E and authorize the President to sign the agreement.

ii. Approval Project Food Box

Proposed Resolution: To permit Project Food Box and the Seal Beach Lions Club access to GRF facilities to distribute and sell produce boxes to individuals.

b. Capital Funding

i. Capital and Reserve Funds Balance Sheet

ii. Clubhouse Two, Card and Game Room Renovation

Proposed Resolution: To award a \$129,800 contract to Hadi Construction for renovating the Clubhouse Two Card & Game Room, adding a 10% contingency for a total cost not to exceed \$142,780 and authorize the President to sign the contract.

iii. Electric Vehicle Charging Stations Plan Check Package Service Maintenance Yard

Proposed Resolution: To award a contract to Control Engineering for the Service Carts EV Charging Stations Plan Check Package at the Service Maintenance Yard for a cost not to exceed \$10,770 using Capital Funding and authorizing the President to sign the contract.

c. Reserve Funding

i. Library Replacement of Flooring and Painting Interior and Exterior

Proposed Resolution: To award contracts for the Library and Friends of Library buildings to Hutton Painting for the repainting of the interior and exteriors in the amount of \$11,900; to Cornerstone Flooring for the floor replacement at both

buildings in the amount of \$44,825; and to Penn to remove and reinstall inventory in the amount of \$43,837, adding a 10% contingency of \$10,056 for a total cost not to exceed \$110,618 Reserve funds and authorize the President to sign the contract.

ii. **Replace Unit Twelve in Clubhouse Two**

Proposed Resolution: To award a contract to Greenwood Heating and Air to replace Clubhouse Two's HVAC unit 12 at a cost not to exceed \$9,475 Reserve Funding and authorize the President to sign the contract.

iii. **Replacement of Lapidary Kilns**

Proposed Resolution: To approve replacing two Kilns in Clubhouse Four at a cost not to exceed \$4,687.01 with a contingency of 10% with funds from Reserves.

d. **Governing Documents**

i. **Amend 30-5026-3 – GRF Election of Officers**

Proposed Resolution: To amend GRF Rule 30-5026-3, GRF Election of Officers, and redesignate the amended rule as 13-5026-3.

ii. **Amend 30-5020-1 – Organization of the Board**

Proposed Resolution: To amend GRF Rule 30-5020-1, Organization of the Board, consolidating within it information from 30-5020-1, Committee Structure; and 30-5101-3, Limitation of Term-GRF Officers, and assigning the amended rule the number 13-5020-1.

iii. **Rescind 30-5024-1 – Committee Structure & 30-5101-3 – Limitation of Term-GRF Officers**

Proposed Resolution: To rescind 30-5020-1, Committee Structure, and 30-5101-3. Limitation of Term-GRF Officers.

iv. **Amend 60-5504-1 – Insurance Requirements**

Proposed Resolution: To amend 60-5506-1, Insurance Requirements – Contractors, to affirm that all independent contractors, including non-sectarian instructors who conduct professional activities on Trust property, must pay a set annual fee to verify their adherence to insurance and licensing requirements.

v. **Amend 40-5061-2 – Fees**

Proposed Resolution: To amend GRF Rule 40-5061-2, Fees, renaming it Residency and Trust Property Use Fees (TPUF) and changing its number to 14-5061-2.

vi. **Amend 13-1001-5 – Glossary of Terms**

Proposed Resolution: To amend GRF Rule 13-1001-5, Glossary of Terms, changing the definitions of "Amenity Fee," "Capital Improvement Fund," and "Trust Property User Fee."

vii. **FINAL VOTE: Amend 10-2000-2 – Consolidated Fee Schedule –**

Proposed Resolution: To ratify section 1.3. of Rule 10-2000-2, Consolidated Fee Schedule, standardizing the per-square-foot parking rental charge among all sizes of recreational vehicles.



7. Ad Hoc Reports

- a. 1.8 Ad Hoc Committee - Accept 1.8 Acre Final Report

8. Next Meeting Date

Tuesday, November 28, 2023, at 10:00 a.m. – Clubhouse Four

9. Adjournment

Please be always courteous and respectful to other members, Board Directors and representatives from Management. We ask that you do not raise your hands or interrupt the Committee or anyone else who may be speaking. **A Member not adhering to these protocols and/or who becomes unruly may be asked to leave the meeting. Failure to comply will result in a special hearing with the Board at which disciplinary action may be taken.**



BOARD OF DIRECTORS MEETING MINUTES GOLDEN RAIN FOUNDATION

CALL TO ORDER

President Marsha Gerber called the regular monthly meeting of the Board of Directors of the Golden Rain Foundation (GRF) to order at 10:10 a.m. on Tuesday, September 26, 2023, in Clubhouse Four and via live stream.

PLEDGE OF ALLEGIANCE

Senior Director of Facilities Mark Weaver led the pledge.

EXECUTIVE SESSION DISCLOSURE

An Executive Session Meeting was held on August 24, 2023, during which the Board of Directors discussed some or all of the items related to the following: (1) litigation or potential litigation; (2) matters relating to the formation of contracts with third parties; (3) member discipline; (4) member delinquency, including payment plan requests; (5) personnel matters; and/or (6) approval of Executive Session minutes.

ROLL CALL

Following the roll call, Corporate Secretary Carol Levine reported that Directors Gambol, Weber, Jacquelin, Habel, Gerber, Vienna, C. Thompson, Levine, Jablonski, Damoci, Melody, Hamblin, Isom, and Massetti were present.

Director W. Thompson arrived at 10:15 a.m.

Directors Nugent and Hopewell were not present.

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

Executive Director Jessica Sedgwick, Senior Director of Facilities Mark Weaver, Recreation Director Jesse Cripps, and Executive Coordinator Tia Makakaufaki were also present.



SEAL BEACH COUNCIL MEMBER'S REPORT

Seal Beach Council Member Nathan Steele updated the proceedings of the Seal Beach City Council.

SHAREHOLDER/MEMBER COMMENTS

Per Policy 5610, Participation by Foundation Members, members may comment before the beginning of business. Requests must be registered in advance of the meeting. The Open Meeting Act allows the Board 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:

- There is a 3-minute limit per speaker when there are fewer than 15 speakers.

Twelve comments were made at the meeting, and there were no written comments submitted before the meeting.

CONSENT AGENDA

The GRF Board of Directors Minutes August 22, 2023; Accept the Interim Financial Statements for July 2023 for Audit; Accept the Reserve Funds Investment Purchase; Approve Transfers of Funds for GRF per; Civil Code 5502; Ratify the Alzheimer's OC Lease Agreement; Approve Sewer Preventive Maintenance Three-Year Contract; Rescind Policy 40-5522-3 -Safe Deposit Boxes were approved as presented.

Add to the Agenda: Speed Cushion Change Order

First: Nick Massetti

Second: Carole Damoci

To return Speed Cushion Change Order to the agenda.

Four Directors and the Senior Director of Facilities spoke on this motion.

The motion passed with two no votes (Directors W. Thompson and Jablonski).



GENERAL

Adopt a Strategic Spending Outline

To accept the 2024 Strategic Spending Outline as a guide to the GRF's Capital Fund spending priorities in the 2024 fiscal year.

First: Lee Melody

Second: Marsha Gerber

Four Directors and the Executive Director spoke on this motion.

The motion failed with one abstention (Director Habel) and twelve no votes (Directors Gambol, Weber, Jacquelin, Vienna, C. Thompson, Levine, Jablonski, W. Thompson, Damoci, Melody, Hamblin and Isom)

Approve a Three-Year Contract for Community Facilities and Golf Course Landscape

In exception to policy 40-5506-3, Request for Proposal Requirement, I move to extend the current J&J Landscaping proposal for community facilities and golf course landscape maintenance contracts until December 31, 2026, increasing the monthly payment by \$700 for each of the two accounts in each of the three succeeding calendar years of the contract, and authorize the President to sign the contract. The total cost for the three-year contract shall not exceed \$1,286,400.

First: Nick Massetti

Second: Camille Thompson

Six Directors and Senior Director of Facilities spoke on this motion.

The motion passed with one abstention (Director Hamblin).



Approval of Pickleball Club Tournament

To temporarily waive provisions of Policy 70-1506 prohibiting non-Members from using the Multipurpose Courts, allowing guests from the Laguna Woods Pickleball Club to participate in a pickleball tournament in LWSB hosted by the Leisure World Pickleball Club.

First: Donna Gambol

Second: Edward Jablonski

Two Directors spoke on this motion.

The motion passed with one abstention (Director Hamblin).

CAPITAL FUNDING

Capital and Reserve Funds Balance Sheet.

The Board members reviewed the balance sheet.

Speed Cushion Change Order

To instruct JB Bostick to install one speed cushion instead of accepting a change order for an increased material charge of \$12,573 for the initially contracted three-speed cushions and authorize the President to sign the change order to the current contract.

First: Nick Massetti

Second: Carole Damoci

Eleven Directors, the Executive Director, and the Senior Director of Facilities spoke on this motion.

The motion passed with two no votes (Directors W. Thompson and Hamblin).

RESERVE FUNDING

Administration Building HVAC Reroute

Proposed Resolution: To award a \$14,500 contract to Greenwood Heating and Air to reroute ductwork and install thermostats in three upstairs office areas in the Administration Building, adding a 10% contingency for a total cost not to exceed \$15,950, Reserve Funding and authorize the President to sign the contract.



First: Susan Jacquelin
Second: Edward Jablonski

Four Directors and Senior Director of Facilities spoke on this motion.

The motion passed unanimously.

Phase One - Channel Fence Replacement

Proposed Resolution: To award a \$99,000 contract to Quality Fence to remove and replace approximately 2,000 linear feet of chain link fence at the channel and add a 20% contingency (city and county permits and plant removal) for a total cost not to exceed \$118,800 Reserve Funds and authorize the President to sign the contract.

First: Carole Levine
Second: Carol Damoci

Nine Directors and Senior Director of Facilities spoke on this motion.

The motion passed unanimously.

Clubhouse One Renovation

To award contracts for Clubhouse One work to Hutton Painting for \$52,400 to repaint the interior and exterior, including the shuffleboard court (Reserve Funding); and to Pacific 3 Electric for \$71,990 to replace the lobby and main room lighting fixtures (Reserve Funding), for a cost not to exceed \$136,829, including a 10% contingency. I further move to award a contract to Custom Glass for \$74,060 to replace the windows on the lobby's north and south sides and the main room (Reserve Funding), with the contract to be executed after January 1, 2024, for a cost not to exceed \$81,466, including a 10% contingency, and authorize the President to sign the contracts.

First: Daniel Weber
Second: Lee Melody

One Director spoke on this motion.

The motion passed with two no votes (Directors Hamblin and Isom).



GOVERNING DOCUMENTS

Amend policy 40-5520-1 – Reserves

This item was removed from the agenda.

Amend policy 40-5061-2 – Fees

To amend GRF Rule 40-5061-2, Fees, renaming it Membership and Residency Fees, and changing its number to 14-5061-2.

First: Nick Massetti

Second: William Thompson

The motion failed with thirteen no votes (Directors Gambol, Weber, Jacquelin, Habel, Gerber, Vienna, C. Thompson, Levine, Jablonski, Damoci, Melody, Hamblin, and Isom).

COST RECOVERY

Amend 40-3182-2 – Member/Owners and Renter/Lessee Fines – Fees and Deposits

To amend GRF Rule 40-3182-2, Member/Owner and Renter/Lessee Fines, Fees, and Deposits, renaming it Leasing Fees, and changing its number to 14-3182-2.

First: Susan Jacquelin

Second: Carol Levine

Five Directors and the Executive Director spoke on this motion.

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

TENTATIVE VOTE: Amend 10-2000-2 – Consolidated Fee Schedule

To tentatively amend section 1.3. of Rule 10-2000-2, Consolidated Fee Schedule, standardizing the per-square-foot parking rental charge among all sizes of recreational vehicles and accepting the additions of other established fees into the 10- 2000-2 document pending a final decision by the GRF Board of Directors on October 24, 2023, as presented.

First: William Thompson

Second: Donna Gambol



Twelve Directors, the Executive Director, and the Recreation Director spoke on this motion.

The motion passed with one abstention (Director Melody) and four no votes (Directors Massetti, Isom, Vienna, and Damoci).

AD HOC REPORT

1.8 Ad Hoc Committee

Chair Damoci updated Board members with information about the 1.8 Ad Hoc Committee.

ADJOURNMENT

The meeting was adjourned at 12:50 p.m.

Carol Levine, Corporate Secretary
Golden Rain Foundation
TM:09-26-23



BOARD ACTION REQUEST

DATE: OCTOBER 24, 2023
TO: GRF BOARD OF DIRECTORS
FROM: DIRECTOR OF FINANCE
BOARD ACTION: ACCEPTANCE OF THE AUGUST 2023 FINANCIAL STATEMENTS

Following a review of the financial statements, in accordance with Policy 14-5115-3 and all applicable sections of the Civil Code 5500.

Recommendation:

To accept for audit and forward to the GRF Board the interim financial statements for the period ending August 31, 2023, as presented by the Senior Director of Member Services and as reviewed by the Administration Committee.

August Budget Highlights	
Income	\$14,725,116.64
Expense	\$14,816,097.34
Net	-\$90,980.70

Account Balances	
Reserve	\$10,423,672.58
Capital	\$1,517,041.34
Unbudgeted Operating	\$50,804.13

VARIANCES

Department	GL	Mon. Variance	YTD Variance	Notes
Revenue	Cert Prep - Escrow	-\$2,400	-\$47,700	Escrow YTD less than budget
Revenue	Escrow Recovery	\$20,935	\$35,448	HomeWise Docs
Revenue	Parking Spot	-\$1,169	-\$22,014	AR -RV rental Leases
Revenue	Other Income	\$91	\$23,666	Recreation Sales
Revenue	Rental Income	\$9,623	\$5,522	Additional rental contracts and increases. YTD July onsite sales helped deficit.
Revenue	Display Advertising	\$12,235	\$52,052	Inserts moving to Newspaper ads
Revenue	SRO Labor Recovery	-\$15,439	-\$56,094	Less billable hours.
Revenue	News Sales Discounts	-\$1,545	-\$10,815	Onsite sales discounts
HR	Wages & Benefits	\$75,681	\$543,967	Less permanent staff than budgeted
HR	Continuing Education	\$306	\$10,283	Less education expense than budgeted
HR	Temp Agency	-\$47,447	-\$507,750	Unanticipated temps - ODO in Security
Administration	Office Supplies	-\$2,624	-\$15,841	Home Depot, So Cal Auto/Truck, Alpha Water Systems
Administration	Legal	-\$3,527	\$30,645	\$30k in litigation
Member Services	Legal-Trust	\$3,000	-\$10,663	No fee for review past initial contact
Member Services	Legal-Fair Housing	\$2,000	\$15,852	Little expense in 2023

VARIANCES

Department	GL	Mon. Variance	YTD Variance	Notes
Facilities	Utilities	-\$26,294	-\$117,413	Q1 gas expenses, electricity
Member Services	Election Expense	-\$103,592	-\$78,583	Bylaw amendment
Facilities	Equipment Expense	-\$6,656	-\$11,582	2 way radios, radio batteries, billards set
Facilities	Building Repair	-\$5,696	-\$36,862	Microbiological test and blinds (August)
Facilities	Equipment Repair	-\$15,815	-\$12,145	Tires, Axles, Condenser, Front gate globe lighting, GP motor
Facilities	Janitorial	\$6,648	\$52,703	Contract lower than budget
Administration	Other Service Contracts	-\$315	\$13,637	Reduced water filtration contract & new printer leases
IT	Computer Supplies	-\$2,039	-\$14,011	Stock transfer card stock, televic laptop
IT	Other Professional	-\$1,507	-\$28,293	Billable hours - FTS (server room rebuild) Boyer (Dynamics) ELC (website)
Recreation	Community Entertainment	\$1,244	\$32,168	Negotiated costs are under budget
Recreation	Production Expense	-\$6,600	-\$11,635	Seasonality of events
Newspaper Printing	Newspaper Printing	\$3,111	\$23,676	Over budgeted due to inflation and unprecidatablity



BOARD ACTION REQUEST

DATE: OCTOBER 24, 2023
TO: GRF BOARD OF DIRECTORS
FROM: FACILITIES COMMITTEE
BOARD ACTION: SOUTHERN CALIFORNIA EDISON EASEMENT REQUEST

Committee Approval:

At its October 3, 2023, meeting, the Facilities Committee recommended the GRF Board approve the Southern California Edison request for a 10-foot Trust Property easement at the alley next to Canoe Brook to install an anchor for pole #1438516E and authorize the President to sign the agreement.

Background:

Southern California Edison has asked GRF to grant a 10-foot Trust Property easement at the alley next to Canoe Brook to install an anchor for pole #1438516E (see attached).

Fiscal Impact:

None

Recommendation:

I move to approve the SCE request for a 10-foot easement of Trust Property at the alley next to Canoe Brook to install an anchor for pole #1438516E and authorize the President to sign the agreement.



BOARD ACTION REQUEST

DATE: OCTOBER 24, 2023
TO: GRF BOARD OF DIRECTORS
FROM: MEMBER SERVICES COMMITTEE
BOARD ACTION: PROJECT FOOD BOX

Committee Approval:

On October 10, 2023, the Member Services Committee recommended the Board of Directors approve Project Food Boxes to be distributed and sold on Trust property.

Background:

While lower-income residents can receive similar produce for free under a state-sponsored program, this Seal Beach Lions Club program is open to all Leisure World residents. The proposed program would let residents purchase a 12-pound box with 3-4 vegetables and 1-2 fruit items for \$10 at a central Leisure World site.

Project Food Box is a non-profit created by the Costa Mesa-based SunTerra Produce Traders, which will assemble, pack, and deliver the produce to Leisure World each month. Volunteers from the Seal Beach Lions Club will collect cash for the produce from purchasers and reimburse Project Food Box, which reports that it sources, packs, and distributes the boxes "to communities in need, such as food banks and faith-based organizations." The Lions Club indicates it will receive no income from the program.

The food is donated, and Project Food Box indicates the \$10 charge is the for-cost price of the box and the labor and service charges to assemble, pack, and deliver the produce.

Fiscal Impact:

There are no anticipated costs for GRF, nor will GRF receive any revenue from the program. Cash payments will be collected by the Lions Club, a not-for-profit organization, and reimbursed to Project Food Box. The sponsors indicate that both Project Food Box and the Seal Beach Lions Club maintain "comprehensive liability insurance."

Recommendation:

I move that the GRF Board of Directors permit Project Food Box and the Seal Beach Lions Club access to GRF facilities to distribute and sell produce boxes to individuals.



BOARD ACTION REQUEST

DATE: OCTOBER 24, 2023
TO: GRF BOARD OF DIRECTORS
FROM: FACILITIES COMMITTEE
BOARD ACTION: CAPITAL FUNDING REQUEST: RENOVATION OF THE CLUBHOUSE TWO
CARD & GAME ROOM

Committee Approval:

At its August 2023 meeting, the Member Services Committee agreed to the scope of renovation for the Clubhouse Two area, previously known as the Wood Shop, and forwarded the suggested scope of work to the Facilities Committee.

At its October 3, 2023, meeting, the Facilities Committee recommended the GRF Board award a \$129,800 contract to Hadi Construction for the renovation of Clubhouse Two, Card & Game Room, and add a 10% contingency for a total cost not to exceed \$142,780 Capital Funding and authorize the President to sign the contract.

Background:

The Facilities Committee tasked the Physical Property Department with obtaining bids. The Physical Property Department requested proposals from three contractors and received two bids. These bids for the attached scope of work were opened at the October 3, 2023, Facilities Meeting:

- Hadi Construction \$129,800
- Ogan Construction \$141,600

Fiscal Impact:

This renovation is paid for with Capitol Funds. A year-long lease allowing Alzheimer's OC activities to be housed in the room for short periods each week is expected to generate about \$18,000 per year in cost recovery.

Recommendation:

I move to award a \$129,800 contract to Hadi Construction for renovating the Clubhouse Two Card & Game Room, adding a 10% contingency for a total cost not to exceed \$142,780 and authorize the President to sign the contract.



BOARD ACTION REQUEST

DATE: OCTOBER 24, 2023
TO: GRF BOARD OF DIRECTORS
FROM: FACILITIES COMMITTEE
BOARD ACTION: CAPITAL FUNDS REQUEST: ELECTRIC VEHICLE CHARGING STATIONS
PLAN CHECK PACKAGE SERVICE MAINTENANCE YARD

Committee Approval:

At its October 3, 2023, meeting, the Facilities Committee recommended the GRF Board award a contract to Control Engineering for the service carts electric vehicle charging station plan check package at the service maintenance yard for a cost not to exceed \$10,770 Capital Funding and authorize the President to sign the contract.

Background:

At its July 25, 2023, meeting, the GRF Board approved the design/engineering for charging the new electric service carts for the Service Maintenance Department. Control Engineering is the same consultant who provided design/engineering for the new woodshop at Clubhouse One. They completed their investigation, finding that a lack of available power necessitated further study to complete the design. Control Engineering has provided a proposal to undertake the final engineering work needed to request proposals for the project's construction.

Listed below are itemized costs to proceed with the engineering design:

- Plan Check Drawing Package for new EV Charging Maintenance Yard \$10,770
- This price includes one revision if needed; additional revisions will be \$500

Fiscal Impact:

Funding from Capital Funding.

Recommendation:

I move the GRF Board to award a contract to Control Engineering for the Service Carts EV Charging Stations Plan Check Package at the Service Maintenance Yard for a cost not to exceed \$10,770 using Capital Funding and authorizing the President to sign the contract.



BOARD ACTION REQUEST

DATE: OCTOBER 24, 2023
TO: GRF BOARD OF DIRECTORS
FROM: FACILITIES COMMITTEE
BOARD ACTION: RESERVE FUND REQUEST: LIBRARY AND FRIENDS - REPLACEMENT OF FLOORING AND PAINT INTERIOR/EXTERIOR

Committee Approval:

At its October 3, 2023, meeting, the Facilities Committee recommended the GRF Board award a \$11,900 contract to Hutton Painting for repainting the interior and exteriors of the Library and Friends of Library buildings; a \$44,825 award to Cornerstone Flooring for replacing both buildings' floors; and a \$43,837 contract to Penn to remove and reinstall library inventory, adding a 10% contingency of \$10,056 for a total cost not to exceed \$110,618 and authorize the President to sign the contract.

Background:

The Physical Property Department was tasked with obtaining bids for the scheduled replacement of flooring and repainting of the interior and exterior at the Library and Friends of Library buildings. To permit the contractor access to all areas during this project, bids to remove and store the Library inventory along with some shelving were sought. Inventory and shelving will be stored at the former Clubhouse Two woodshop and then reinstalled after work is completed.

Costs are as follows:

Remove and re install inventory	
Penn	\$ 43,837
Iron Mountain	\$ 76,298
Flooring	
Karys Carpets	
Bixby Carpets	\$ 45,272
Cornerstone Flooring	\$ 44,825
Painting Interior/Exterior	
Hutton Painting	\$ 11,900
1st. Street Painting	\$ 20,430

Fiscal Impact:

Funding from Reserves Funds.

Recommendation:

I move to award contracts for the Library and Friends of Library buildings to Hutton Painting for the repainting of the interior and exteriors in the amount of \$11,900; to Cornerstone Flooring for the floor replacement at both buildings in the amount of \$44,825; and to Penn to remove and reinstall inventory in the amount of \$43,837, adding a 10% contingency of \$10,056 for a total cost not to exceed \$110,618 Reserve funds and authorize the President to sign the contract.



BOARD ACTION REQUEST

DATE: OCTOBER 24, 2023
TO: GRF BOARD OF DIRECTORS
FROM: FACILITIES COMMITTEE
BOARD ACTION: RESERVE FUNDING REQUEST: REPLACE UNIT TWELVE IN CLUBHOUSE TWO

Committee Approval:

At its October 3, 2023, meeting, the Facilities Committee recommended the GRF Board award a contract to Greenwood Heating and Air to replace HVAC unit number 12 in Clubhouse Two at a cost not to exceed \$9,475 Reserve Funding and authorize the President to sign the contract.

Background:

Greenwood Heating and Air diagnosed unit number 12 to be beyond repair.

Fiscal Impact:

This is a reserve component, and continued routine maintenance will be required.

Recommendation:

I move to award a contract to Greenwood Heating and Air to replace Clubhouse Two's HVAC unit 12 at a cost not to exceed \$9,475 Reserve Funding and authorize the President to sign the contract.



BOARD ACTION REQUEST

DATE: OCTOBER 24, 2023
TO: GRF BOARD OF DIRECTORS
FROM: MEMBER SERVICES COMMITTEE
BOARD ACTION: RESERVE FUNDING REQUEST: REPLACEMENT OF LAPIDARY KILNS

Committee Approval:

At its September 12, 2023, meeting, the Member Services Committee recommended the Board approve replacing two kilns at Clubhouse 4 at a cost not to exceed \$4,687.01 with a 10% contingency from Reserve Funds.

Background:

Two kilns used for glass and metal work in the Clubhouse Four lapidary studio were critically damaged by power disruptions. A specialized service technician determined that power upgrades to Clubhouse Four were necessary to safely operate the replacement kilns, an upgrade that was found to be cost-prohibitive.

Currently, Physical Properties and Recreation have worked together to resolve the power issues and have prepared for the safe operation of replacement kilns.

Fiscal Impact:

Funding to come from Reserves.

Recommendation:

I move to approve replacing two kilns in Clubhouse Four at a cost not to exceed \$4,687.01 with a contingency of 10% with funds from Reserves.



BOARD ACTION REQUEST

DATE: OCTOBER 24, 2023
TO: GRF BOARD OF DIRECTORS
FROM: ADMINISTRATION COMMITTEE
BOARD ACTION: AMEND 30-5026-3, GRF ELECTION OF OFFICERS

Committee Approval:

On October 14, 2023, the Administration Committee recommended the Board of Directors amend 30-5026-3, GRF Election of Officers.

Background:

The rule, last amended in October 2021, was reviewed consistent with committee requirements to examine all policies for which the committee is responsible every two years. In the committee's review it noted some incoming directors' lack of awareness that the GRF organizational meeting encompassed both the installation of newly elected Directors, as well as the election of GRF officers by the newly constituted Board. The amendments proposed attempt to clarify those election procedures.

Fiscal Impact:

There is no anticipated change in revenue or expenses due to adopting this rule.

Recommendation:

I move to amend GRF Rule 30-5026-3, GRF Election of Officers, and redesignate the amended rule as 13-5026-3.



GRF ADMINISTRATION COMMITTEE

GRF Election of Officers

1. Immediately following the Annual Meeting, the Board shall conduct an open session, for the purpose of seating newly selected Directors and subsequently an organizational meeting, immediately following the Annual Meeting for the purpose of electing officers. The election of officers shall be in accordance with Robert's Rules of Order. A quorum of the Board as constituted for the new term must be present for the election of officers. The election to an officer's position shall be for a one year term; however, the Board may change the officers anytime throughout the year. Only directors present at the meeting are eligible to be elected as an officer of the Board. (See 30-5101-1, Limitation of Terms, GRF Officers).
2. If the current President is a candidate for that office, the eChair will be assumed by turned over to the Executive Director or his the Director's representative until thea new President's position is filled is elected. At that time, the elected President will assume the Chair.
3. The chair shall call for nominations for each office in the following order: President, Vice President, Corporate Secretary, and Treasurer.
 - 3.3.1. The election to an officer's position shall be for a one-year term.
 - 3.1.3.2. An officer of the Board may not have been convicted of a financial crime.
4. Nominations should not be seconded. After nominations have been received, the eChair shall call up to three times for additional nominations. If there are no additional nominationsnone, the eChair will declare the nominations closed.
5. In uncontested elections, the eChair will declare the nominated person elected. WhenWhere two or more candidates are nominated for an office, the vote will be by secret written ballot utilizing a procedure to maintain confidentiality.
- 5.6. The written ballots will be counted by the Inspector of Elections.
7. The winning candidate must receive a majority of the votes cast. If there are more than two candidates and no candidate receives a majority vote of the attending Directors, the candidate receiving the fewest votes shall be eliminated. Balloting shall continue until one candidate receives a majority vote. The written ballots will be counted by the Inspector of Elections. A member of the audience will be asked to volunteer as an observer to witness the counting of ballots.
- 6.8. The Inspector of Elections will announce the result winning candidate's name, and if requested by a candidate for that office, the vote count.

GRF ADMINISTRATION COMMITTEE**GRF Election of Officers**

- 44 ~~7. If there are more than two candidates and no one receives a majority vote of the~~
 45 ~~attending Directors, the candidate receiving the fewest votes shall be eliminated and~~
 46 ~~balloting shall continue until one candidate receives a majority vote.~~
 47
 48 ~~8. The Inspector of Elections will announce name of the winning candidate and the vote~~
 49 ~~count (if requested by a candidate).~~
 50
 51 9. Please ~~s~~See 3013-5020-1 for information concerning being a Mutual Board member and ~~the~~
 52 a GRF Board officer simultaneously. ~~(#2)~~
 53
 54
 55
 56

Document History

Adopted: 12 Jul 94	Amended: 15 Jul 97	Amended: 16 Mar 99
Amended: 19 Apr 11	Amended: 26 May 15	Amended: 23 Feb 16
Amended: 24 Oct 17	Amended: 23 Jul 19	Comm. Name Chg: 24 Aug 21
Amended: 26 Oct 21		

Keywords: GRF Election Officers GRF Board
 Administration
 Committee



ADMINISTRATION COMMITTEE

GRF Election of Officers

- 1
2 **1.** Immediately following the Annual Meeting, the Board shall conduct an open session,
3 for the purpose of seating newly selected Directors and subsequently electing officers
4 A quorum of the Board as constituted for the new term must be present for the election of
5 officers.
6
- 7 **2.** If the current President is a candidate for that office, the Chair will be assumed by the
8 Executive Director or the Director's representative until the President's position is
9 filled. At that time, the elected President will assume the Chair.
10
- 11 **3.** The chair shall call for nominations for each office in the following order: President,
12 Vice President, Corporate Secretary and Treasurer.
13
14 **3.1.** The election to an officer's position shall be for a one-year term.
15
16 **3.2.** An officer of the Board may not have been convicted of a financial crime.
17
- 18 **4.** Nominations should not be seconded. After nominations have been received, the
19 Chair shall call three times for additional nominations. If there are no additional
20 nominations, the Chair will declare the nominations closed.
21
- 22 **5.** In uncontested elections, the Chair will declare the nominated person elected. When
23 two or more candidates are nominated for an office, the vote will be by secret written
24 ballot utilizing a procedure to maintain confidentiality.
25
- 26 **6.** The written ballots will be counted by the Inspector of Elections.
27
- 28 **7.** The winning candidate must receive a majority of the votes cast. If there are more
29 than two candidates and no candidate receives a majority vote of the attending
30 Directors, the candidate receiving the fewest votes shall be eliminated. Balloting shall
31 continue until one candidate receives a majority vote.
32
- 33 **8.** The Inspector of Elections will announce the winning candidate's name, and if
34 requested by a candidate for that office, the vote count.
35
36
- 37 **9.** See 13-5020-1 for information concerning being a Mutual Board member and a GRF Board
38 officer simultaneously.
39
40
41
42

Document History

ADMINISTRATION COMMITTEE



GRF Election of Officers

Adopted:	12 Jul 94	Amended:	15 Jul 97	Amended:	16 Mar 99
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Keywords: GRF Election Officers GRF Board
Administration
Committee

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BOARD ACTION REQUEST

DATE: OCTOBER 24, 2023
TO: GRF BOARD OF DIRECTORS
FROM: ADMINISTRATION COMMITTEE
BOARD ACTION: AMEND 30-5020-1, ORGANIZATION OF THE BOARD

Committee Approval:

On September 14, 2023, the Administration Committee recommended the Board of Directors amend 30-5020-1, Organization of the Board.

Background:

The proposed rule consolidates information concerning the Board's structure from three short policies into a single document, 30-5020-1, Organization of the Board. It combines descriptions of the Board's committees that are presently in two other documents, 30-5024-1, Committee Structure; and 30-5101-3, Limitation of Term-GRF Officers. The proposed rule standardizes language describing the GRF's standing committees with more detailed descriptions of the ad hoc committees and subcommittees and defines officer eligibility standards currently scattered through the several policies. The committee will propose in separate motions the rescission of 30-5024-1 and 30-5101-3.

The committee consented to recommend one significant change to the Board. The rule now standing permits (in rather confusing language) GRF officers to be elected to serve in the same office for up to three consecutive terms. The GRF's corporate attorney has affirmed this interpretation. The Committee is proposing language to formalize the now-confusing language and establish that GRF officers can be elected to serve in the same office for no more than two consecutive terms.

Fiscal Impact:

There is no anticipated change in revenue or expenses as a result of adopting this rule.

Recommendation:

I move to amend GRF Rule 30-5020-1, Organization of the Board, consolidating within it information from 30-5020-1, Committee Structure; and 30-5101-3, Limitation of Term-GRF Officers, and assigning the amended rule the number 13-5020-1.



GRF ADMINISTRATION COMMITTEE

Organization of the Board

1. MEMBERS OF THE BOARD

The Board of Directors (BOD) has eighteen members, consisting of two representatives each from Mutual One and Mutual Two, and one representative from each of the other Mutuals.

2. OFFICERS OF THE BOARD

~~2.1. The following Board officers shall be elected from among the Directors: The GRF Executive Director must be able to communicate freely with any and all GRF Board Officers without being concerned about a potential conflict involving Mutual-related business. Therefore, GRF Board Officers may not serve on their Mutual Board concurrently due to unavoidable conflicts of interest inherent in serving on both Boards.~~

~~2.1. 2.1.1. President~~

~~2.2. 2.1.2. Vice President~~

~~2.3. 2.1.3. Corporate Secretary~~

~~2.1.4. Treasurer~~

2.2. Limitations on Officer Service

2.2.1. Golden Rain Foundation (GRF) Board Officers shall not serve on their Mutual Board concurrently due to unavoidable conflicts of interest inherent in serving on both Boards.

2.2.2. BOD Officers shall not be elected to the same office for a third consecutive term. A term is defined as beginning at the officer's election during the organizational meeting in June until the election of a candidate for that post at the following June's organizational meeting.

2.4. 2.2.3. Only Directors present at the organizational meeting are eligible to be elected as an officer of the Board.

3. STANDING COMMITTEES OF THE BOARD

The Golden Rain Foundation (GRF) President nominates the Chair and Members of all committees, subject to the BOD's approval. Committees of the Board and sub-committees have no power to make decisions for GRF, but refer findings and recommendations to the board or committee from which they were constituted. Except for ad hoc committees, all committees dissolve at the end of each Board term, or upon a majority vote of the constituting board or committee's members. No sub-committee's membership can comprise a quorum of the constituting committee.

3.1. Standing Committees

GRF operates through four Standing Committees. Each studies issues within their individual purview and present recommendations to the BOD for its consideration.

3.1.1. The four standing committees are:

3.1. Administration Committee

3.2. Facilities Committee

3.3. Member Services Committee



GRF ADMINISTRATION COMMITTEE

Organization of the Board

Operations Committee

3.1.2. Sub-Committees of the Committees

The chair of a standing committee, with the committee's approval, may appoint a sub-committee and name its chair to study a defined project relevant to the committee's functions.

3.4. _____

3.2. COMMUNITY RULES VIOLATION PANEL Community Rules Violation Panel

4. The Community Rules Violation Panel hears appeals to Community Rules Violation notices and presents findings to the appealing Member.

3.3. OTHER COMMITTEES AS APPROVED BY THE BOARD Ad Hoc Committees

Ad hoc committees are formed by the BOD to study a defined project relevant to the Board's functions. An ad hoc committee continues to exist until the duty it has been assigned is accomplished and/or the Board votes to dissolve the ad hoc.

4. MEMBER SPECIALISTS

Member Specialists are non-GRF Directors whose expertise or interest in an ad hoc committee or sub-committee's defined study area allows them to make important contributions.

4.1. Member Specialists may be appointed by the President to an ad hoc committee, or by a Committee Chair to a sub-committee, and can be removed by their appointing officers at any time.

5. 4.2. Member Specialists have no voting power within the body and cannot comprise a majority of the ad hoc committee or sub-committee to which they have been appointed. Lessor/Members, Renters/Lessees, Co-Occupants and Qualified Permanent Residents cannot serve.



GRF ADMINISTRATION COMMITTEE

Organization of the Board

Document History

Adopted:	18 Jan 72	Amended:	17 Feb 76	Amended:	16 Aug 83
Amended:	18 Feb 79	Amended:	15 Sept 09	Amended:	19 Apr 11
Changed:	27 Aug 13	(update Committee Title)			
Amended:	23 Sep 14	(Effective Start of 2015/2016 Term)			
Amended:	28 Mar 17	(Effective Start of 2017/2018 Term)			
Reviewed:	09 Feb 18	Amended:	23 Jul 19	Amended:	23 Mar 21
Amended:	24 Aug 21	Com. Name Change	24 Aug 21		
Amended:	17 June 22	Amended:	28 Mar		

Keywords: Administration GRF Board Committee Officer



ADMINISTRATION COMMITTEE

Organization of the Board

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2.1.1. President

2.1.2. Vice President

2.1.3. Corporate Secretary

2.1.4. Treasurer

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2.2.2. BOD Officers shall not be elected to the same office for a third consecutive term. A term is defined as beginning at the officer's election during the organizational meeting in June until the election of a candidate for that post at the following June's organizational meeting.

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The Golden Rain Foundation (GRF) President nominates the Chair and Members of all committees, subject to the BOD's approval. Committees of the Board and sub-committees have no power to make decisions for GRF but refer findings and recommendations to the board or committee from which they were constituted. Except for ad hoc committees, all committees dissolve at the end of each Board term or upon a majority vote of the constituting board or committee's members. No sub-committee's membership can comprise a quorum of the constituting committee.

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GRF operates through four Standing Committees. Each studies issues within their individual purview and presents recommendations to the BOD for its consideration.



ADMINISTRATION COMMITTEE

Organization of the Board

3.1.1. The four standing committees are:

- Administration Committee
- Facilities Committee
- Member Services Committee
- Operations Committee

3.1.2. Sub-Committees of the Committees

The chair of a standing committee, with the committee's approval, may appoint a sub-committee and name its chair to study a defined project relevant to the committee's functions.

3.2. Community Rules Violation Panel

The Community Rules Violation Panel hears appeals to Community Rule Violation notices and presents findings to the appealing Member.

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Ad hoc committees are formed by the BOD to study a defined project relevant to the Board's functions. An ad hoc committee continues to exist until the duty it has been assigned is accomplished and/or the Board votes to dissolve the ad hoc.

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Member Specialists are non-GRF Directors whose expertise or interest in an ad hoc committee or sub-committee's defined study area allows them to make important contributions.

4.1. Member Specialists may be appointed by the President to an ad hoc committee or by a Committee Chair to a sub-committee and can be removed by their appointing officers at any time.

4.2. Member Specialists have no voting power within the body and cannot comprise a majority of the ad hoc committee or sub-committee to which they have been appointed. Lessor/Members, Renters/Lessees, Co-Occupants, and Qualified Permanent Residents cannot serve.



ADMINISTRATION COMMITTEE

Organization of the Board

Document History

Adopted:	18 Jan 72	Amended:	17 Feb 76	Amended:	16 Aug 83
Amended:	18 Feb 79	Amended:	15 Sept 09	Amended:	19 Apr 11
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Amended:	17 June 22	Amended:	28 Mar		

Keywords: Administration GRF Board Committee Officer

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BOARD ACTION REQUEST

DATE: OCTOBER 24, 2023
TO: BOARD OF DIRECTORS
FROM: ADMINISTRATION COMMITTEE
BOARD ACTION: RESCIND 30-5024-1, COMMITTEE STRUCTURE; AND 30-5101-3, LIMITATION OF TERM-GRF OFFICERS.

Committee Approval:

On October 12, 2023, the Administration Committee recommended the Board of Directors rescind two policies: 30-5024-1, Committee Structure, and 30-5101-3, Limitation of Term-GRF Officers.

Background:

In an action during the Committee's October meeting, it recommended the amendment of 30-5020-1, Organization of the Board, which combined related elements of the Board's committees that are presently detailed in 30-5024-1, Committee Structure; and 30-5101-3, Limitation of Term-GRF Officers. It is the Committee's resolution that 30-5024-1 and 30-5101-3 are now redundant and should be rescinded to simplify the Members' access to this information.

Fiscal Impact:

There is no anticipated change in revenue or expenses as a result of adopting this rule.

Recommendation:

I move to rescind 30-5020-1, Committee Structure; and 30-5101-3, Limitation of Term-GRF Officers.



GRF ADMINISTRATION COMMITTEE

Committee Structure

The Golden Rain Foundation (GRF) Board of Directors (BOD) has three (3) types of committees. No Committee can consist at a quorum of the Board.

1. STANDING COMMITTEES.

See policy 30-5020-1.

2. SUB-COMMITTEES:

2.1. A Sub-committee is used to do the research on a specific project that would take too much time during a committee meeting;

2.2. Sub-committees are approved by a standing committee. The Chair of the standing committee appoints the Sub-committee and names the Chair;

2.3. Sub-committees have no power to make decisions. Their findings are to be presented to their standing committee. The standing committee will decide if a recommendation is to be presented to the full BOD;

2.4. The BOD recognizes the important contribution that can be made by Members/Owners (M/Os), in residence, in this community. M/Os Specialists are appointed by a Committee Chair to a sub-committee and can be removed by the Chair at any time. Renters/Lessees, Co-Occupants and Qualified Permanent Residents cannot serve.

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

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

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

2.7. Sub-committee cannot have a quorum of the Committee as members.

3. AD HOC COMMITTEES.

3.1. The GRF President, with BOD approval, may create Ad hoc Committees to address a specific issue.



GRF ADMINISTRATION COMMITTEE

Committee Structure

- 3.2.** Ad hoc committees continue to exist until the duty assigned to them is accomplished and/or dissolved by the BOD. For example, a committee preparing recommendations for redecorating the lobbies would continue its work despite the election of a new BOD.
- 3.3.** Ad hoc committees have no power to make decisions.
- 3.4.** The BOD recognizes the important contribution that can be made by (M/Os, in residence, in this community. M/Os Specialist may be appointed to an Ad hoc Committee. Renters/Lessees, Co-occupants and Qualified Permanent Residents cannot serve.
 - 3.4.1.** M/Os serve in an advisory capacity only, having no voting power and cannot comprise a majority of the Ad Hoc Committee.
- 3.5.** Once an assigned project has been completed, the committee gives a final report to the Board. The Board may vote to dissolve the Ad hoc Committee.

Document History

Adopted:	22 Dec 15	Reviewed:	22 May 17	Reviewed:	09 Feb 18
Amended:	23 Jul 19	Amended:	11 Sep 20	Amended:	25 May 21
Comm. Name Chg.	24 Aug 21	Amended:	22 Mar 22	Amended:	26 Apr 22

Keywords:	Administration	Committee	GRF Board	Member Specialist	Ad Hoc
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GRF ADMINISTRATION COMMITTEE**Limitation of Term – GRF Officers**

Officers of the Golden Rain Foundation (GRF) Board of Directors (BOD) shall not be permitted to succeed themselves in office for more than two terms.

A term, herein used, is considered to be from the Organizational meeting in June to the following year's Annual meeting.

Document History

Adopted:	08 Jul 80	Reviewed:	10 Feb 17	Amended:	27 Mar 18
Amended:	23 Jul 19	Amended:	26 Nov 19	Comm. Name Chg.	24 Aug 21

Keywords:	GRF Administration Committee	Term of Office	GRF	Board of Directors	Committee
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BOARD ACTION REQUEST

DATE: OCTOBER 24, 2023
TO: GRF BOARD OF DIRECTOR
FROM: ADMINISTRATION COMMITTEE
BOARD ACTION: AMEND 60-5504-1, INSURANCE REQUIREMENTS - CONTRACTORS

Committee Action

At its October 12, 2023, meeting, the Administration Committee recommended that the Board of Directors apply the vetting fee listed in 60-5504-1, Insurance Requirements-Contractors, to professionals accepting fees for non-sectarian instruction and education that is not sponsored by the GRF Recreation Department on Trust Property.

Background:

In January 2023, the Board of Directors approved a revision to 60-5504-1, Insurance Requirements – Contractors. The rule requires contractors to pay an annual fee of \$150 before they can provide for-profit services within the community. The fee is intended to recover the costs for vetting the vendor's capabilities and insurance to provide quality services safely to community members.

The Glossary of Terms defines a contractor as: *"Any company, organization, or person, including a CAREGIVER, who enters into an agreement with GRF, its MEMBERS, the MUTUALS or AUTHORIZED RESIDENTS to do business or provide services IN LEISURE WORLD SEAL BEACH."*

The Recreation Department oversees a similar vetting service for independent contractors, such as dance instructors, who enter the community and offer services using rent-free community-supplied infrastructure. Currently, GRF conducts this vetting for free to such independent contractors.

Following the GRF Board Meeting on August 21, 2023, several Board members expressed concerns about standardizing the charge for vetting to these instructors.

The Administration Committee was asked to review the policy and advise the Executive Director whether a justifiable exclusion exists for charging different types of contractors different fees for the same GRF services.

The committee investigated the various rules pertaining to the practicing of professionals in Leisure World. Building contractors previously subject to the \$150 vetting fee do not utilize GRF facilities to generate their income. The independent contractors introduced by the clubs do. Such commercial use of Trust Property is defined in 70-1403-1 as “the operation of commercial endeavors practicing of professionals...” This would normally trigger the requirement that the professional pay the facility rental fee, currently \$200 for gatherings of less than 100 people.

The committee received additional backgrounding from Recreation Department staff. The responding staff member indicated that only one of the instructors objected to the fee, “as they recognize this is a cost of doing business and common in their industry.” The staffer observed that the fee was proportional to the instructors’ income from their services, citing “several instructors [who] teach multiple classes here weekly, charging \$5 to \$12 per person” for “classes that sometime exceed 40 attendees.”

The committee’s resolution was to recommend retaining the \$150 vetting charge for instructors, but narrowed the definition to include only those instructors, trainers and class leaders who conduct their professional activities on GRF Trust property. This would allow individuals who conduct personal training or consulting for authorized residents in Mutual housing units or on Mutual property to be exempt from the charge.

Fiscal Impact:

GRF’s introduction of the contractor vetting fee was intended to serve as a cost-recovery measure for individual contractors who undertake revenue-generating activities within the community. Contractors who generate income through the free use of Trust property subsidized by Members appear to both provide services whose quality and safety need to be vetted and who obtain sufficient income to not be overly burdened by the fee. The Foundation could collect thousands of dollars of additional income that could be used to limit Members’ monthly assessments.

Recommendation:

I move to amend 60-5504-1, Insurance Requirements – Contractors, to affirm that all independent contractors, including non-sectarian instructors who conduct professional activities on Trust property, must pay a set annual fee to verify their adherence to insurance and licensing requirements.



PHYSICAL PROPERTY

Insurance Requirements – Contractors

An independent contractor is a natural person, business or corporation that provides goods or services to the Golden Rain Foundation (GRF) and/or Mutual Corporations 1-12 and 14-17 under the terms specified in a contract or within a verbal or written agreement. ~~Some examples of independent contractors are general contractors, contractors, sub-contractors, masons, lawn care workers, or tradesmen.~~

The GRF and Mutual 1-12 and 14-17 Corporations have established requirements relating to insurance in order for independent contractors (IC) to work in the community. The stipulations below also apply to all those conducting training, instruction or providing other services for financial gain on any GRF Trust Property.

1. GENERAL LIABILITY (G/L) INSURANCE

- 1.1** Independent contractors earning up to \$4,999 per project in the community shall obtain a G/L insurance policy with a minimum limit of \$300,000 from an insurance company that is rated by AM Best as “A” or “better than A.”
- 1.2** Independent contractors earning \$5,000 or more per project in the community shall obtain a G/L insurance policy with a minimum limit of \$1,000,000 from an insurance company that is rated by AM Best as “A” or “better than A.”
- 1.3** All independent contractors working in the community shall provide a Certificate of Insurance with a 30-day Notice of Cancellation. GL insurance shall include premises/operations, owners and contractors protective, products and completed operations, personal injury, and contractual.
- 1.4** All independent contractors working in the community shall provide a separate endorsement naming both the GRF and Mutual Corporations 1-12 and 14-17 as an Additional Insured. Additional Insured status shall extend to both “ongoing work” and “completed operations.”

2. WORKERS’ COMPENSATION INSURANCE

- 2.1** Independent contractors earning up to \$4,999 per project in the community are required to carry Workers’ Compensation Insurance Statutory (Employer’s Liability) with a minimum limit of \$300,000.
- 2.2** Independent contractors earning \$5,000 or more per project in the community shall carry Workers’ Compensation Insurance Statutory (Employer’s Liability) with a minimum limit of \$1,000,000.
- 2.3** All independent contractors working in the community shall provide a



PHYSICAL PROPERTY

Insurance Requirements – Contractors

Workers' Compensation Waiver of Subrogation Endorsement naming GRF and Mutuals 1-12 and 14-17.

3. VEHICLE LIABILITY INSURANCE

3.1 Independent contractors earning up to \$4,999 per project in the community must obtain a policy with a minimum limit of \$300,000 combined single limits with Bodily Injury & Property Damage, inclusive of scheduled and/or non-owned/hired automobiles.

3.2 Independent contractors earning \$5,000 or more per project in the community must obtain a policy with a minimum limit of \$1,000,000 combined single limits with Bodily Injury & Property Damage, inclusive of scheduled and/or non-owned/hired automobiles.

4. INSURANCE VERIFICATION FEE

4.1 An annual fee of \$150 is required from each contractor to verify adherence to these insurance requirements

Document History

Adopted:	15 Oct 91	Amended:	11 Feb 92	Amended:	21 Sep 10
Amended:	23 May 17	Amended:	23 Jul 19	Amended:	24 Jan 23

Keywords: Insurance Liability Contractor



BOARD ACTION REQUEST

DATE: OCTOBER 24, 2023
TO: GRF BOARD OF DIRECTORS
FROM: ADMINISTRATION COMMITTEE
BOARD ACTION: AMEND 40-5061-2, FEES

Committee Approval:

At its September 14, 2023, meeting, the Administration Committee recommended the Board of Directors amend 40-5061-2, Fees. At the Board of Directors' September 26, 2023, meeting, several Directors disagreed with the Committee's recommendation to substitute the term "Membership Fee" for "Amenity Fee," and stated the proposal's heavily redlined version was difficult to read.

At its October 12, 2023, meeting, the Administration Committee recommended resubmitting the rule to the Board using the term "Trust Property Use Fee," which standardizes the language used by all authorized residents required to pay the fee when they enter the community.

Background:

At its February 28, 2023, meeting, the Board amended 40-5061-2, Fees, changing the designation of amenities fees from an equal division between reserve and capital funds. The board designated 100% of all amenities fees to be assigned to the Reserve Fund to recover a shortfall in Reserve Fund contributions. The motion required the Finance Committee (since superseded by the Administration Committee) as part of the annual budget process to review the distribution of the Amenities Fee.

The amended rule added language that the entry fee is the Member-applicant's contribution to 60 years of infrastructure funded by previous community residents.

Anticipating the need to rebuild a secure Reserve Fund and to potentially provide additional resources for Capital Account expenditures, the Administration Committee proposes that after 100% of Board-designated TPUF contributions to the Reserve Fund have been met, additional funds from the TPUF will be directed to the Capital Fund.

During its deliberations, the Committee also chose to submit a clean copy of the rule and the redlined version to more coherently communicate the Committee's intent.

Fiscal Impact:

The new rule authorizes cost recovery for subsequent trust reviews when the initial submission contained insufficient information to facilitate the Trust attorney's validation. GRF previously assumed these costs. Based upon the 2023 trust review history, staff anticipates annual revenues from this fee will be approximately \$16,000.

Recommendation:

I move to amend GRF Rule 40-5061-2, Fees, renaming it Residency and Trust Property Use Fees (TPUF) and changing its number to 14-5061-2.



Residency and Trust Property Use Fees

The Golden Rain Foundation (GRF) has set the following schedule of for fees is that established an Authorized Resident's residency and membership status. by the Golden Rain Foundation (GRF).

1. TRUST PROPERTY USE FEE MEMBERSHIP FEE: FACILITIES AND AMENITIES (AMENITIES) FEE:

1.1. All GRF Members ~~(owner & co-owner)~~, Co-occupants and Qualified Permanent Residents are required to pay, or enter a financing plan to pay, a one-time, non-refundable Amenities fee Trust Property Use Fee (TPUF) when they initiate their residency in the community.

1.2. The ~~Amenities fee~~ TPUF establishes the A/R's investment in maintaining and improving community infrastructure funded by past authorized residents/A/Rs and funding those facilities that will enhance the experiences of present and future A/Rs. for a GRF Member (owner & co-owner), Co-occupant and Qualified Permanent Resident(s) co-owner, represents a use fee for It provides access to and use of the Trust facilities, and amenities, and participation in GRF activities for those A/Rs in good standing.

1.3. Non-resident co-owners do not pay a ~~TPUF n Amenities fee~~ and have no right to use any of the facilities or amenities except as a A/R's guest of a Member where allowed.

1.4. The ~~Amenities fee~~TPUF is calculated as twenty-five (25) times the monthly GRF assessment and rounded up to the nearest dollar. The ~~Amenities fee is~~ TPUF is reviewed annually and any changes of rates 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) An A/R in good standing may transfer from one unit to another without having to pay the Amenities fee TPUF again. They have thirty (30) days to complete if the transfer is completed within thirty (30) days.~~

1.5.1. If an A/R they relinquishes their GRF membership for more than thirty (30) days, a new ~~Amenities fee~~TPUF will need to must be paid at the rate current when their new unit is acquired.

1.6. ~~The Amenities fee TPUF shall be is~~ allocated as follows:

1.6.1. Divided monthly on a percentage basis between the Reserve and Capital Funds according to the current budget year document.

~~1.6.1.6.2.~~ All amounts in excess of the allocation to the reserve Fund specified in the current budget year document are allocated to the Capital Fund.

~~1.6.1. One hundred percent (100%) into the GRF Reserve Fund.~~

~~1.6.2. The Finance Committee will review the distribution of the Amenities~~



Residency and Trust Property Use Fees

fee for the following year's budget as a part of the annual budgeting process.

2. PAYMENT OF TRUST PROPERTY USE FEE AMENITIES FEE:

- 2.1. ~~Each A/R is~~New Members are encouraged to pay the ~~TPUF~~Amenities fee in full at the close of the purchase escrow. By California statute, GRF has established a finance plan that permits Members to pay the ~~TPUF~~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~~TPUF must complete a Promissory Installment Note and agree to the Note's terms ~~of the Note~~.
- 2.2.1. If a Member opts to finance the ~~Amenities fee~~TPUF, the Member shall pay a one-time upfront payment of twenty-five percent (25%) of the total ~~Amenities fee~~TPUF at the close of Escrow and make seven (7) equal annual 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~~TPUF is paid in full, the balance due must be paid before transfer is complete.

~~2.2.4. 2.3.~~ All co-occupant non-owners and ~~q~~Qualified ~~p~~Permanent ~~r~~Residents must pay the ~~Amenities fee~~TPUF in advance without an option to finance.

3. MEMBERSHIP ~~CERTIFICATE~~ AND MUTUAL STOCK CERTIFICATE PROCESSING FEE:

- 3.1. GRF shall issue one GRF membership certificate per unit.
- 3.2. GRF shall issue one Mutual stock certificate per unit in Mutuals 1-12 and 14-16. ~~They~~These certificates may contain one or more names.
- 3.3. To cover the cost of preparing, recording and/or replacing either or both certificates, a certificate processing fee of three hundred dollars (\$300) will be charged in advance each time ~~either~~any of the certificates ~~is~~are changed or altered.
- 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~~Fees will not



Residency and Trust Property Use Fees

be waived for other transfer requests such as ~~the replacement of~~ lost certificates, or ~~the addition or removal of~~ Member/~~O~~wners or non-resident co-owner(s).

4. TRANSFER FEE – IN ESCROW:

The seller of a Mutual share of stock shall pay a transfer fee of six hundred dollars (\$600) to cover the cost of transferring ownership(s).

5. PROCESSING FEE

A Co-Occupant and Qualified Permanent Resident shall be charged a processing fee of one hundred and twenty dollars (\$120) to recover the set up and processing costs.

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 and collect Mutual Fees in accordance with established Mutual policies/rules.

7. ~~STOCK TRANSFER~~ LEGAL REVIEW OF TRUST FEES

7.1. Reviews of Trusts

~~7.1.~~ Upon a Trust's requested transfer of stock ownership ~~by a Trust~~, either by the unit's sale ~~of a unit~~ or an in-house ownership transfer, Probate Code §18100.5 delegates to ~~the~~ GRF the right to require~~est~~ the current acting trustee or successor trustee to provide the Stock Transfer Office either a eCertification of trust, or a copy of the trust document for the GRF attorney to review. ~~The following procedures will be 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.~~ 7.1.1. 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.

7.1.2. ~~To offset the cost of the required GRF attorney review, there shall be assessed to~~ At the time of the trust review the trustee or successor trustee shall be asswessed, a fee of one hundred fifty dollars (\$150) representing the attorney's fee and GRF's pro-rated staff time, ~~to be~~

Residency and Trust Property Use Fees

collected at the time of the trust review.

7.1.3. If trust documents initially submitted fail to include information necessary to validate the trust, the trustee or successor trustee will be assessed an additional fee of seventy-five dollars (\$75) for the second review, and again for any subsequent attorney reviews. The reexamination of a trust will not begin until the additional fee is paid.

7.2. Reviews of Power of Attorney and Court Orders

7.1.3. Ninety dollars (\$90) per document, per review.

8. LESSEE ANNUAL AMENITIES FEE FOR ALL MUTUAL 17 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 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. 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 ninety dollars (\$90) per~~



Residency and Trust Property Use Fees

~~document, per review.~~

~~10. The fee for additional Leisure World maps will be one dollar (\$1) per map (shareholders excluded).~~

11.8. 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)		
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 Apr 19
Amended: 23 Jul 19	Amended: 22 Oct 19	GDC 26 Feb 20
Amended: 24 May 22	Amended: 22 Nov 22	Amended: 28 Feb 23

Keywords: Finance Fee Stock Transfer Amenities Lessee

ADMINISTRATION

40-5061-2

**Residency and Trust Property Use Fees**

The Golden Rain Foundation (GRF) has set the following schedule for fees that establish an Authorized Resident's residency and membership status.

1. TRUST PROPERTY USE FEE:

- 1.1.** All GRF Members, Co-occupants, and Qualified Permanent Residents are required to pay, or enter a financing plan to pay, a non-refundable Trust Property Use Fee (TPUF) when they initiate their residency in the community.
- 1.2.** The TPUF establishes the A/R's investment in maintaining and improving community infrastructure funded by past residents/A/Rs and funding those facilities that will enhance the experiences of present and future A/Rs. It provides access to and use of the Trust facilities and amenities and participation in GRF activities for those A/Rs in good standing.
- 1.3.** Non-resident co-owners do not pay a TPUF and have no right to use any of the facilities or amenities except as an A/R's guest where allowed.
- 1.4.** The TPUF is calculated as twenty-five (25) times the monthly GRF assessment and rounded up to the nearest dollar. The TPUF is reviewed annually, and any changes of rates are implemented on January 1st of each year.
- 1.5.** An A/R in good standing may transfer from one unit to another without having to pay the TPUF again if the transfer is completed within thirty (30) days.
 - 1.5.1.** If an A/R relinquishes their GRF membership for more than thirty (30) days, a new TPUF must be paid at the current rate when their new unit is acquired.
- 1.6.** The TPUF is allocated as follows:
 - 1.6.1.** Divided monthly on a percentage basis between the Reserve and Capital Funds according to the current budget year document.
 - 1.6.2.** All amounts in excess of the allocation to the reserve Fund specified in the current budget year document are allocated to the Capital Fund.

2. PAYMENT OF TRUST PROPERTY USE FEE:

- 2.1.** Each A/R is encouraged to pay the TPUF in full at the close of the purchase escrow. By California statute, GRF has established a finance plan that permits Members to pay the TPUF over a seven-year period.
- 2.2.** Members who opt to finance the payment of their TPUF must complete a Promissory Installment Note and agree to the Note's terms.
 - 2.2.1.** If a Member opts to finance the TPUF, the Member shall pay a one-time upfront payment of twenty-five percent (25%) of the total TPUF at the close of Escrow and make seven (7) equal annual installment

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GOLDEN RAIN FOUNDATION Seal Beach, California

ADMINISTRATION

40-5061-2



Residency and Trust Property Use Fees

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 TPUF is paid in full, the balance due must be paid before the transfer is complete.

2.3. All co-occupant non-owners and Qualified Permanent Residents must pay the TPUF in advance without an option to finance.

3. MEMBERSHIP AND MUTUAL STOCK CERTIFICATE PROCESSING FEE:

3.1. GRF shall issue one GRF membership certificate per unit.

3.2. GRF shall issue one Mutual stock certificate per unit in Mutuals 1-12 and 14-16. These certificates may contain one or more names.

3.3. To cover the cost of preparing, recording, and/or replacing either or both certificates, a certificate processing fee of three hundred dollars (\$300) will be charged in advance each time either of the certificates is changed or altered.

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 within one (1) year of the owner's death. Fees will not be waived for other transfer requests such as replacing lost certificates or adding or removing Member/Owners or non-resident co-owner(s).

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ADMINISTRATION

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**Residency and Trust Property Use Fees****7. LEGAL REVIEW FEES****7.1. Reviews of Trusts**

Upon a Trust's requested transfer of stock ownership, either by the unit's sale or an in-house ownership transfer, Probate Code §18100.5 delegates to GRF the right to require the current acting trustee or successor trustee to provide the Stock Transfer Office either a Certification of Trust or a copy of the Trust document for the GRF attorney to review.

7.1.1. 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.

7.1.2. At the time of the trust review, the trustee or successor trustee shall be assessed a fee of one hundred fifty dollars (\$150) representing the attorney's fee and GRF's pro-rated staff time.

7.1.3. If trust documents initially submitted fail to include information necessary to validate the trust, the trustee or successor trustee will be assessed an additional fee of seventy-five dollars (\$75) for the second review and again for any subsequent attorney reviews. The reexamination of a trust will not begin until the additional fee is paid.

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8. All Fees are subject to annual review and are subject to change.**Document History**

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(Feb 23)					

GOLDEN RAIN FOUNDATION Seal Beach, California

ADMINISTRATION

40-5061-2



Residency and Trust Property Use Fees

Amended: 23 Jul 19	Amended: 22 Oct 19	GDC	26 Feb 20
Amended: 24 May 22	Amended: 22 Nov 22	Amended:	28 Feb 23

Keywords: Finance Fee Stock Transfer Amenities Lessee

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BOARD ACTION REQUEST

DATE: OCTOBER 24, 2023
TO: GRF BOARD OF DIRECTORS
FROM: ADMINISTRATION COMMITTEE
BOARD ACTION: AMEND 13-1001-5, GLOSSARY OF TERMS

Committee Approval:

At its October 14, 2023, meeting, the Administration Committee recommended the Board of Directors amend three definitions in 13-1001-5, Glossary of Terms.

Background:

At the Board of Directors' September 26, 2023, meeting, several Directors disagreed with the Administration Committee's recommendation to employ the term "Membership Fee" instead of "Amenities Fee" in rule 40-5061-2, Fees. The Administration Committee resubmitted the rule to the Board employing the term "Trust Property Use Fee." This standardizes the language for all authorized residents required to pay the fee when they enter the community.

If this nomenclature change is approved by the Board, it becomes necessary to amend the definitions of "Amenity Fee," and "Trust Property User Fee" within rule 13-1001-5, Glossary of Terms, to reflect the new terminology.

The Administration Committee also recommends changing the definition of "Capital Funds" to more closely follow the term's explanation found in rule 40-5340-1, Capital Improvement Fund.

Fiscal Impact:

No expected fiscal impact.

Recommendation:

I move to amend GRF Rule 13-1001-5, Glossary of Terms, changing the definitions of "Amenity Fee," "Capital Improvement Fund," and "Trust Property User Fee."

Glossary of Terms

First version is redline; second is a clean copy of redline.

5. **AMENITIES FEE:** ~~A one-time fee paid to GOLDEN RAIN FOUNDATION (GRF) for use of TRUST PROPERTY, facilities, and AMENITIES, by a MEMBER, authorized CO-OCCUPANT or QUALIFIED PERMANENT RESIDENT. (For RENTER/LESSEE, (see TRUST PROPERTY USE FEE).~~

5. **AMENITIES FEE:** (see TRUST PROPERTY USE FEE).

13. **CAPITAL FUNDS:** Monies set aside ~~for the purchase of fixed or capital assets to purchase equipment or finance new projects that are not included in the reserve study or were not considered in the current year's budget.~~

13. **CAPITAL FUNDS:** Monies set aside to purchase equipment or finance new projects that are not included in the reserve study or were not considered in the current year's operating budget.

~~108.—**TRUST PROPERTY USE FEE (TPUF):** A one-time FEE paid to GRF by the RENTER/LESSEE every AUTHORIZED RESIDENT for use of TRUST PROPERTY, facilities, and AMENITIES during the A/R's term of control of OCCUPANCY within the UNIT.~~

108. **TRUST PROPERTY USE FEE (TPUF):** A one-time FEE paid to GRF by every AUTHORIZED RESIDENT for use of TRUST PROPERTY, facilities, and AMENITIES during the A/R's term of control of OCCUPANCY within the UNIT.

BOARD ACTION REQUEST

DATE: OCTOBER 24, 2023
TO: GRF BOARD OF DIRECTORS
FROM: ADMINISTRATION COMMITTEE
BOARD ACTION: **FINAL VOTE:** AMEND SECTION 1.3., RV LOT FEES, WITHIN
10-2000-2, CONSOLIDATED FEE SCHEDULE

Committee Approval:

On September 14, 2023, the Administration Committee recommended the Board of Directors amend Section 1.3 of 10-2000-2, Consolidated Fee Schedule, standardizing the per-square-foot rental fees for Members leasing parking spaces in the Recreational Vehicle Lot. The Board gave preliminary approval to the changes on September 26, 2023, and posted the measure for its 28-day review by the Members. One Member submitted a written comment on the changes, which was included within the Administration Committee's October 14, 2023, meeting packet and noted during the meeting.

Background:

The rental fees charged for the 5.5 Recreational Vehicle parking lot are very unevenly priced. Larger RVs pay an annual fee of \$1.04 or \$1.05 per square foot for their parking spaces. Members renting parking spaces under 21 feet pay 31% more per square foot to store their RVs.

The proposed fee schedule will not raise the annual rental costs for smaller RVs. For larger RVs, the new schedule will standardize the per-square-foot fee at \$1.38, the rate at which smaller RVs are currently charged. The fees are as follows:

Slot size	2023 Annual Fee	2023 sq.ft.charge	2024 sq.ft charge	2024 Proposed Fee
10'x20'	\$276.35	\$1.38	\$1.38	\$276.35
10'x30'	\$312.35	\$1.04	\$1.38	\$414.00
10'x40'	\$420.35	\$1.05	\$1.38	\$532.00

Fiscal Impact:

Standardizing the fees for all RVs will generate about \$20,000 more annually to be applied to Reserve Fund items exclusively linked to the RV lot's use. These include the iron vehicle gate and its control mechanism, parking surface expenses, and the lot's office trailer. Replacement funding for these items is scheduled between two and 30 years.

Recommendation:

I move to ratify amendments to section 1.3 of Rule 10-2000-2, Consolidated Fee Schedule, standardizing the per-square-foot parking rental charge among all sizes of recreational vehicles.

ADMINISTRATION**Consolidated Fees**

The following schedule of MEMBER fees is established by the GOLDEN RAIN FOUNDATION (GRF).

1. RECREATIONAL VEHICLES (RV) AND VEHICLES USED FOR RECREATION (VUFR)

- 1.1. NON-MEMBER RV TEMPORARY PARKING FEE (See Rule 48-1937-1, §5.4.):
 - 1.1.1. Day One: \$50 non-refundable..... \$50 (includes registration fee)
 - 1.1.2. Subsequent days.....\$30 per day
 - 1.1.3. Weekly rate: \$200 per week..... \$200 per week
- 1.2. MEMBER RV TEMPORARY PARKING FEE AT CLUBHOUSE 4 (See Rule 48-1937-1, §5.4.1.):
 - 1.2.1. Day One (includes registration fee) \$25
 - 1.2.2. Subsequent days (up to 21 days) \$3 per day
- 1.3. MEMBER RV STORAGE ANNUAL LEASE FEE (See Rule 37-1487-1):
 - 1.3.1. 10-foot to 20-foot space..... \$276.35
 - 1.3.2. 20-foot+ to 30-foot space: ~~\$414.00~~ \$312.35
 - 1.3.3. 30-foot+ to 40-foot space.....~~\$552.00~~ \$420.35

2. GRF IDENTIFICATION

- 2.1. IDENTIFICATION CARD (See 14-1201-1 and 14-3182-1)
 - 2.1.1. Initial Issue (See 14-3182.1)
 - 2.1.1.1. Member/Owner.....No charge
 - 2.1.1.2. Renter/Lessee..... \$500 Refundable Deposit
 - 2.1.2. Lost Identification Card (See 14-1201-1)
 - 2.2.1. First occurrence.....\$25
 - 2.2.2. Subsequent occurrences.....\$50
 - 2.2.3. Not surrendered on vacating..... \$500
- 2.2. VEHICLE DECALS (See 14-1382-1)
 - 2.2.1. Initial Issue
 - 2.2.1.1. Member's First Vehicle.....No charge
 - 2.2.1.2. Renter/Lessee.....\$100 refundable
 - 2.2.1.3. Golf cart (with disability waiver) No charge
 - 2.2.2. Subsequent Vehicles
 - 2.2.2.1. Member's Second Vehicle..... \$25
 - 2.2.2.2. Member's Third Vehicle.....\$75
 - 2.2.2.3. Member's Subsequent Vehicles.....\$250

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ADMINISTRATION**Consolidated Fees**

- 2.2.2.4. Renter/Lessee..... \$100 refundable per vehicle
- 2.2.3. Not surrendered on vacating
 - 2.2.3.1. Member \$100 per vehicle
 - 2.2.3.2. Renter/Lessee..... Forfeit decal deposit
- 2.3. ANNUAL GATE ENTRY PASSES (See 48-5180-1, 48-5180-3)
 - 2.3.1. Initial Issue
 - 2.3.1.1. Member No charge
 - 2.3.1.2. Renter/Lessee.....No passes issued
 - 2.3.2. Not surrendered on vacating (see 14-3182-1)
 - 2.3.2.1. Member \$100 per pass
- 2.4. RADIO FREQUENCY IDENTIFICATION (RFID) TRANSMITTER (see 48-5580-2)
**As allowed per occupancy agreement.*
 - 2.4.1. Member
 - 2.4.1.1. Initial issue for a vehicle or golf cart. No charge
 - 2.4.1.2. Golf cart (with disability waiver)No charge
 - 2.4.1.3. Second motor vehicle transmitter..... \$25
 - 2.4.1.4. Third motor vehicle transmitter..... \$75
 - 2.4.1.5. Fourth motor vehicle transmitter..... \$200
 - 2.4.1.6. Fifth & subsequent transmitters..... \$500
 - 2.4.2. Vendors and Employees
 - 2.4.2.1. Vendor..... No charge for 1 or 2
 - 2.4.2.2. Commercial Lessee..... No charge for 1
 - 2.4.2.3. Contracted worker..... No charge for 1
 - 2.4.2.4. Real estate worker..... No charge for 1
 - 2.4.2.5. More than 10 RFIDs..... \$15 each
 - 2.4.4. Replacement RFID on individual vehicle
 - 2.4.4.1. 1st Occurrence..... \$25
 - 2.4.4.2. 2nd Occurrence.....\$50
 - 2.4.4.3. Subsequent replacements.....\$75
- 2.5. CAREGIVER IDENTIFICATION (see 48-5180-1 and 14-3182-1)
 - 2.5.1. Initial Issue
 - 2.5.1.1. Member.....No charge
 - 2.5.1.2. Renter/Lessee.....\$100 refundable per pass
 - 2.5.2. Lost Identification.....\$20 per occurrence
 - 2.5.3. Not surrendered on vacating
 - 2.5.3.1. Member..... \$100 per caregiver pass

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GOLDEN RAIN FOUNDATION Seal Beach, California

ADMINISTRATION**Consolidated Fees**

- 2.5.3.2. Renter/Lessee..... Forfeit caregiver deposit
- 2.6. REAL ESTATE PERSONNEL (see 48-5180-1)
 - 2.6.1. Initial Issue.....No charge
 - 2.6.2. Lost Identification
 - 2.6.2.1. Initial occurrence..... \$50
 - 2.6.2.2. Subsequent occurrences.....\$75
- 3. **PET REGISTRATION (See 15-1023-1 and 14-3182-1)**
 - 3.1. Members.....No charge
 - 3.2. Renter/Lessees..... \$100 non-refundable

Document History

Adopted: 22 Aug 23

Key words:

Members Fee



BOARD ACTION REQUEST

DATE: OCTOBER 24, 2023
TO: GRF BOARD OF DIRECTORS
FROM: 1.8-ACRE AD HOC COMMITTEE
BOARD ACTION: ACCEPT 1.8-ACRE AD HOC COMMITTEE REPORT

Committee Approval:

At its October 9, 2023, meeting, the 1.8-Acre Ad Hoc Committee reviewed estimated costs for a proposed community garden, deleted components of the designer's plans, and approved the committee's work report and its recommendations to be forwarded to the Board of Directors for the Board's action.

Background:

The minutes of the February 22, 2022, meeting of the GRF Board of Directors stated the Directors approved a motion "To request Physical Properties provide a Scope of Work and estimated cost to rebuild the mini farm at the 1.8 acres and to send to the Board for final approval." The motion was prefaced in the minutes by the declaration: "A decision by the Board regarding the continuation of the mini-farms is pending." No further action formally authorizing the garden's reconstruction was observed in subsequent Board minutes.

At the September 27, 2022, Board meeting, the GRF President established the 1.8-Acre Ad Hoc Committee and nominated its members, actions approved by the Board of Directors. In the ad hoc's authorizing motion, the Board granted the committee "limited authority to review proposals and establish estimated costs for utilizing what is known as the 1.8 Acres for the mutual benefit of a majority of GRF Members and report its findings to the GRF Board of Directors for its final determination." The language accompanying the motion indicated that "at the end of the Committee's review, a final report will be given to the Board and the Committee will automatically dissolve."

On October 9, 2023, the members of the 1.8-Acre Ad Hoc Committee reviewed cost estimates and project components proposed by the engineer and garden designer and approved removing multiple components included in the design plan. The committee's cost figure is for the abridged garden plan.

Fiscal Impact:

The ad hoc committee expended \$93,050 from the Foundation's capital fund on professional engineer and designer fees to prepare their report. An additional \$25,660 in capital funds has been spent to conduct soil tests, level the site, and prepare a topographic survey. Accepting the report will entail no additional fiscal impact. The ad hoc's recommendation calls for nearly \$500,000 from the capital fund to be expended on what appears to be phase 1 of the more extensive plan submitted by the designer.

Recommendation:

I move to accept the final report of the 1.8-Acre Ad Hoc Committee detailing plans and costs for developing garden plots on the 1.8-acre lot, thank the committee for its work, and dissolve the ad hoc committee. I further move to transmit the ad hoc committee's findings and the results of grant applications to the Member Services Committee to evaluate the project's feasibility within considerations of the community's competing infrastructure needs and funding capacities before issuing a formal recommendation for the Board's pending decision on building the gardens.
