

OPERATIONS

Committee Meeting Agenda
Thursday, March 7, 2024 - 10:00 A.M.
Conference Room A

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

- Donna Gambol– Chair
- Diane Henry
- Janet Isom
- Susan Jacquelin
- William Thompson
- Patricia Vienna
- Daniel Weber
- *Marsha Gerber, Ex-Officio.*

3. Chair Announcement

- a. Introduction of Guest and Staff
 - Marsha Gerber, GRF President
 - Jessica Sedgwick, Executive Director
 - Marcelo Mario, IT Director

4. Approve Minutes

- a. Operations Committee, February 8, 2024

5. Member Comments

6. Staff Report

- a. Review Budget
- b. Project List

7. Capital Funding N/A

8. Operation Funding

- a. Phone System Change of SIP Provider

9. Reserve Funding

- a. Network Switch Replacements
- b. Design and Replace Security Camera System

Governing Document

- d. Amend 38-1937-1, Parking Rules (**Redline Version pp.19-28**) (**Clean Version pp.29-36**)

10. Future Agenda Item

- ƒ. Conference Room Camera and Microphones

11. Next Meeting Date

- h. Thursday, April 4, 2024, at 10:00 a.m. – Conference Room A

12. 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.**



OPERATIONS COMMITTEE MINUTES

February 8, 2024

Chair Gambol called the regular meeting of the Operations Committee to order at 10:00 a.m. on Thursday, February 8, 2024, in Conference Room A and via Zoom. Then, the Pledge of Allegiance was recited.

Present: Donna Gambol - Chair
Maureen Habel
Diane Henry
Janet Isom
Susan Jacquelin

Absent: William Thompson
Patricia Vienna
Daniel Weber

Staff and Guest: M. Gerber, GRF President
J. Sedgwick, Executive Director
R. Osborn, Communication Director
M. Mario, IT Director
V. Rocha, Security Service Director
A. Young, Senior Director of Internal Operations via Zoom 10:04 a.m.
T. Makakaufaki, Executive Coordinator
N. Massetti, GRF Representative, Mutual Seventeen

CHAIR'S ANNOUNCEMENTS

Chair Gambol greeted and welcomed everyone to the Operations Committee meeting and introduced Foundation members and staff.

APPROVAL OF MINUTES

The minutes listed were approved, as presented:

- Operations Committee, January 4, 2024

SHAREHOLDER/MEMBER COMMENTS

Four shareholders spoke at the time of the meeting.

CORRESPONDENCE

There was no correspondence at the time of the meeting.

STAFF REPORTS

LW News and Weekly

The Communication Director updated the Committee with LW News and Weekly.

Marquee Advertising

The Communication Director updated the Committee on Marquee Advertising to the Committee.

A task force group will be created, and a work-study will be scheduled. Updates will be brought back to the next scheduled meeting.

Review Budget

The Committee reviewed the budget that was presented in the agenda packet.

Project List

The Executive Director and IT Director updated the Committee with the monthly project report.

GENERAL

New Website Update

The IT Director updated the Committee on the new website. A work-study will be scheduled in mid-March to review it. An update will be brought back in the April meeting.

Gate Access Lanes

The Executive Director and the Security Service Director reviewed the Gate Access Lanes plan.

CAPITAL FUNDING N/A

RESERVE FUNDING

Cameras at the Gates

Motion: To recommend that the GRF Board approve the purchase of nine cameras from the Reserve Funding at a total cost of \$4,500 for the entry gates and authorize the President to sign the contract.

First: Diane Henry

Second: Maureen Habel

The motion passed.

Site Survey to Design and Replace Wireless Campus Links

Motion: To recommend that the GRF Board approve Alpha Omega's \$2,950 for performing a site survey and providing a design for replacing the wireless campus links from the Reserve Funding and authorize the President to sign the contract.

First: Maureen Habel

Second: Susan Jacquelin

The motion passed.

GOVERNING DOCUMENT

Review 38-1937-1, Parking Rules

After discussion, a work-study will be scheduled to review 38-1937-1, Parking Rules, and bring it back to the next scheduled meeting.

Review 40-1000-3, Operations Committee Charter

The Committee reviewed 40-1000-3, Operations Committee Charter, and found no changes needed to be made at the time.

FUTURE AGENDA ITEMS

- Conference camera and microphones

ADJOURNMENT

Chair Gambol adjourned the meeting at 11:50 a.m.

Donna Gambol, Chair
Operations Committee
TM: 02.08.24



Income Statement - Operating

Golden Rain Foundation

12/01/2023 to 12/31/2023

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
OPERATING INCOME							
INCOME FROM MUTUALS							
5330000-000 Assessments	\$1,276,863.00	\$1,276,714.00	\$149.00	\$15,322,367.00	\$15,322,218.00	\$149.00	\$15,322,218.00
Total INCOME FROM MUTUALS	\$1,276,863.00	\$1,276,714.00	\$149.00	\$15,322,367.00	\$15,322,218.00	\$149.00	\$15,322,218.00
OTHER COST RECOVERY							
5345000-000 Certificate Preparation Fee - Escrow	21,000.00	24,000.00	(3,000.00)	223,500.00	288,000.00	(64,500.00)	288,000.00
5345001-000 Certificate Preparation Fee - Non-Escrow	1,500.00	3,000.00	(1,500.00)	34,250.00	36,000.00	(1,750.00)	36,000.00
5345002-000 Escrow Recovery Fees	12,600.00	-	12,600.00	92,819.00	-	92,819.00	-
5351100-000 Parking Fines	258.80	200.00	58.80	1,616.66	2,400.00	(783.34)	2,400.00
5351300-000 Decal Sticker Income	200.00	-	200.00	200.00	-	200.00	-
5380310-000 Edison Pymt Processing	-	106.00	(106.00)	640.80	1,280.00	(639.20)	1,280.00
5380320-000 Shipping & Processing Recovery	12,732.39	4,350.00	8,382.39	81,209.76	52,200.00	29,009.76	52,200.00
5380331-000 Copy Fee Income	1,667.80	1,583.00	84.80	19,798.82	19,000.00	798.82	19,000.00
5380332-000 Trust Processing Fee	1,680.00	3,300.00	(1,620.00)	40,725.00	39,600.00	1,125.00	39,600.00
5380333-000 Member ID Card Income	40.00	250.00	(210.00)	2,500.00	3,000.00	(500.00)	3,000.00
5380334-000 Map Sales Income	-	25.00	(25.00)	66.00	300.00	(234.00)	300.00
5380336-000 Lost Member ID Card	3,000.00	2,500.00	500.00	24,000.00	30,000.00	(6,000.00)	30,000.00
5380337-000 Notary Fees	-	108.00	(108.00)	855.00	1,296.00	(441.00)	1,296.00
5380338-000 Passport Photo Fees	-	40.00	(40.00)	890.00	480.00	410.00	480.00
5380350-000 Library Fine Income	127.00	25.00	102.00	991.75	300.00	691.75	300.00
5380355-000 Fax Services Income	313.50	100.00	213.50	2,150.50	1,200.00	950.50	1,200.00
5380450-000 Show Sponsorship Income	-	-	-	29,760.00	30,000.00	(240.00)	30,000.00
5380451-000 Movie Sponsorship Income	-	-	-	-	4,500.00	(4,500.00)	4,500.00
5380455-000 Special Outside Events Income	3,443.99	2,087.00	1,356.99	29,436.11	25,000.00	4,436.11	25,000.00
5380490-000 Recovered Janitorial	150.00	150.00	-	1,800.00	1,800.00	-	1,800.00
5380700-000 Permit Income	10,588.96	12,000.00	(1,411.04)	169,424.80	144,000.00	25,424.80	144,000.00
5380701-000 Parking Spot Rental Income	2,338.18	1,800.00	538.18	74,983.48	96,209.00	(21,225.52)	96,209.00
5380702-000 Contractor Compliance Fee	-	-	-	11,400.00	-	11,400.00	-
5380710-000 EV Charging Income	757.14	-	757.14	5,512.12	-	5,512.12	-
5385000-000 Other Income	6,143.36	1,994.00	4,149.36	105,340.94	24,701.00	80,639.94	24,701.00
5385100-000 Unrestricted Donations	-	-	-	159.00	-	159.00	-
5385101-000 Restricted Donations	123,496.56	-	123,496.56	173,496.56	-	173,496.56	-
5385105-000 Donations - Friends of the Library	-	-	-	22,500.00	-	22,500.00	-
5385201-000 Cafe Commissions Income	-	224.00	(224.00)	3,252.16	2,688.00	564.16	2,688.00
5395000-000 Rental Income	106,951.67	107,323.00	(371.33)	1,369,115.06	1,377,431.00	(8,315.94)	1,377,431.00
5395005-000 Locker User Fees	10.00	1,500.00	(1,490.00)	520.00	1,500.00	(980.00)	1,500.00
5396100-000 Taxable Other Income - Superwire	-	-	-	1,097.78	-	1,097.78	-
5397100-000 Taxable Interest Income	40,223.10	20,238.00	19,985.10	339,121.05	219,560.00	119,561.05	219,560.00
5398000-000 Interest Income Allocation	(17,402.16)	(16,907.00)	(495.16)	(260,890.44)	(180,939.00)	(79,951.44)	(180,939.00)
5413100-000 Gain / Loss on Equipment	-	-	-	378.00	-	378.00	-
5540000-000 Discounts Earned	7.47	216.00	(208.53)	12,993.45	2,600.00	10,393.45	2,600.00
5541000-000 Sales Discounts Net 10	(10.14)	-	(10.14)	(390.42)	-	(390.42)	-
5611000-000 Late Charges	20.00	-	20.00	340.00	-	340.00	-
5611500-000 Late Interest	-	-	-	500.00	-	500.00	-
5731000-000 Classified Advertising	1,923.25	2,200.00	(276.75)	26,812.55	26,400.00	412.55	26,400.00
5731100-000 Insert Ad Income	1,275.00	1,500.00	(225.00)	22,175.00	18,000.00	4,175.00	18,000.00
5731500-000 Display Advertising	40,974.65	35,760.00	5,214.65	523,027.80	429,120.00	93,907.80	429,120.00
5732100-000 Amphitheater Spotlight Ad Income	-	-	-	7,560.00	11,000.00	(3,440.00)	11,000.00
5732200-000 Bus Cling/Wrap Ad Income	2,400.00	2,900.00	(500.00)	29,775.00	34,800.00	(5,025.00)	34,800.00
5732210-000 Profile Advertising	-	12,000.00	(12,000.00)	-	12,000.00	(12,000.00)	12,000.00
5732400-000 Newspaper Front Footer Ad Income	1,825.00	1,440.00	385.00	25,300.00	17,280.00	8,020.00	17,280.00
5732500-000 Telephone Book Income	-	-	-	38,019.35	35,000.00	3,019.35	35,000.00



Income Statement - Operating

Golden Rain Foundation

12/01/2023 to 12/31/2023

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
5732501-000 Leadership Guide Income	\$-	\$-	\$-	\$4,945.75	\$3,800.00	\$1,145.75	\$3,800.00
5732545-000 Mini Bus Schedule Ad	-	-	-	-	10,200.00	(10,200.00)	10,200.00
5732600-000 Map Advertising Income	-	-	-	2,000.00	-	2,000.00	-
5739000-000 News - Sales Discounts	(1,236.00)	-	(1,236.00)	(16,068.00)	-	(16,068.00)	-
5891000-000 SRO Labor Cost Recovery	85,927.50	126,297.00	(40,369.50)	1,311,208.70	1,441,937.00	(130,728.30)	1,441,937.00
5892000-000 Replacement Recovery	(100.00)	-	(100.00)	11,972.50	-	11,972.50	-
5893000-000 RFID Tag	2,000.00	-	2,000.00	2,000.00	-	2,000.00	-
5990000-000 Materials Recovery	133,135.77	-	133,135.77	1,137,945.38	-	1,137,945.38	-
5999000-000 Amenities Fees	192,515.35	66,667.00	125,848.35	2,448,818.73	800,000.00	1,648,818.73	800,000.00
Total OTHER COST RECOVERY	\$792,478.14	\$418,976.00	\$373,502.14	\$8,191,555.70	\$5,063,643.00	\$3,127,912.70	\$5,063,643.00
Total OPERATING INCOME	\$2,069,341.14	\$1,695,690.00	\$373,651.14	\$23,513,922.70	\$20,385,861.00	\$3,128,061.70	\$20,385,861.00
OPERATING EXPENSE							
HUMAN RESOURCES							
6100000-000 Salaries & Wages	1,001,184.07	814,797.00	(186,387.07)	9,901,302.56	9,974,655.00	73,352.44	9,974,655.00
6100001-000 Vacation Accrual Expense	28,695.74	-	(28,695.74)	49,923.55	-	(49,923.55)	-
6101000-000 Commissions	2,645.28	3,054.00	408.72	40,583.18	37,800.00	(2,783.18)	37,800.00
6140000-000 Employment Taxes	76,443.90	61,112.00	(15,331.90)	776,923.01	780,598.00	3,674.99	780,598.00
6142000-000 Workers' Compensation	2,745.09	4,379.00	1,633.91	218,831.00	360,029.00	141,198.00	360,029.00
6143000-000 Group Insurance - Medical	93,156.05	99,175.00	6,018.95	1,057,862.98	1,190,100.00	132,237.02	1,190,100.00
6143300-000 Group Insurance - Dental	1,734.11	1,668.00	(66.11)	19,278.25	20,016.00	737.75	20,016.00
6143500-000 Group Insurance - Vision	662.35	1,013.00	350.65	8,097.32	12,156.00	4,058.68	12,156.00
6144000-000 401(k) Match	26,176.81	25,310.00	(866.81)	222,698.95	311,238.00	88,539.05	311,238.00
6145000-000 Group Insurance - Life	3,559.03	3,552.00	(7.03)	40,934.93	42,624.00	1,689.07	42,624.00
6146000-000 Long Term Disability Insurance	3,053.24	4,146.00	1,092.76	34,377.76	49,752.00	15,374.24	49,752.00
6210005-000 Payroll Processing Fees	3,452.67	4,674.00	1,221.33	43,930.30	39,584.00	(4,346.30)	39,584.00
6210006-000 FSA Administration Fees	154.25	225.00	70.75	1,960.27	2,995.00	1,034.73	2,995.00
6210007-000 Benefits Processing	452.67	275.00	(177.67)	5,646.99	3,075.00	(2,571.99)	3,075.00
6210010-000 Fraud Hotline	-	-	-	704.00	640.00	(64.00)	640.00
6211000-000 Continuing Education	2,327.52	2,038.00	(289.52)	32,695.63	48,380.00	15,684.37	48,380.00
6211100-000 Employee Incentives	13,899.59	1,525.00	(12,374.59)	27,362.49	21,250.00	(6,112.49)	21,250.00
6212000-000 Employee Exams	504.14	133.00	(371.14)	2,292.65	1,596.00	(696.65)	1,596.00
6212005-000 Employee Drivers License Inquiry	37.00	30.00	(7.00)	384.00	360.00	(24.00)	360.00
6213000-000 Employee Recruitment	61.05	1,000.00	938.95	9,500.05	18,400.00	8,899.95	18,400.00
6213005-000 Employment Screening	962.24	530.00	(432.24)	6,308.48	6,360.00	51.52	6,360.00
6213100-000 ODO Contracted Hours	106,153.69	33,913.00	(72,240.69)	1,214,496.61	405,000.00	(809,496.61)	405,000.00
6410045-000 Emergency Supplies	664.63	350.00	(314.63)	2,496.88	4,200.00	1,703.12	4,200.00
6410046-000 COVID-19 Supplies	-	-	-	144.00	150.00	6.00	150.00
6434110-000 Legal Fees - HR	2,871.00	1,700.00	(1,171.00)	22,597.25	20,400.00	(2,197.25)	20,400.00
Total HUMAN RESOURCES	\$1,371,596.12	\$1,064,599.00	(\$306,997.12)	\$13,741,333.09	\$13,351,358.00	(\$389,975.09)	\$13,351,358.00
ADMINISTRATION							
6214000-000 Meals & Special Events	20,677.43	14,109.00	(6,568.43)	48,077.08	46,738.00	(1,339.08)	46,738.00
6214500-000 Gifts	4,452.46	1,550.00	(2,902.46)	5,455.02	5,600.00	144.98	5,600.00
6215000-000 Mileage	1,275.48	787.00	(488.48)	8,593.78	10,075.00	1,481.22	10,075.00
6410000-000 Office Supplies	8,924.91	5,135.00	(3,789.91)	90,559.05	56,290.00	(34,269.05)	56,290.00
6410003-000 Board Office Supplies	225.43	70.00	(155.43)	6,265.72	1,000.00	(5,265.72)	1,000.00
6410025-000 Lunch Room Supplies	229.81	181.00	(48.81)	3,158.09	1,980.00	(1,178.09)	1,980.00
6410030-000 Printer / Copier Supplies	1,863.53	3,954.00	2,090.47	28,388.29	46,310.00	17,921.71	46,310.00
6434100-000 Legal Fees - General Counsel	9,075.48	5,000.00	(4,075.48)	69,592.05	62,000.00	(7,592.05)	62,000.00
6434105-000 Legal Fees - Litigation	-	4,000.00	4,000.00	5,223.75	50,000.00	44,776.25	50,000.00
6444000-000 Equipment Rental	21,344.72	6,016.00	(15,328.72)	116,378.50	74,598.00	(41,780.50)	74,598.00
6478000-000 Service Contracts	14,456.55	7,143.00	(7,313.55)	47,518.63	61,031.00	13,512.37	61,031.00
6710001-000 OC User Fees	-	-	-	35,405.17	49,083.00	13,677.83	49,083.00
6731000-000 Property & Liability Insurance	175,549.38	60,894.00	(114,655.38)	945,631.63	848,802.00	(96,829.63)	848,802.00
6731001-000 Key Person Life Insurance	-	-	-	-	1,510.00	1,510.00	1,510.00



Income Statement - Operating

Golden Rain Foundation

12/01/2023 to 12/31/2023

Description	Current Period			Year-to-date			Annual Budget
	Actual	Budget	Variance	Actual	Budget	Variance	
Total ADMINISTRATION	\$258,075.18	\$108,839.00	(\$149,236.18)	\$1,410,246.76	\$1,315,017.00	(\$95,229.76)	\$1,315,017.00
MEMBER SERVICES							
6410032-000 Photo ID Printing	\$-	\$-	\$-	\$163.11	\$4,000.00	\$3,836.89	\$4,000.00
6410033-000 Guest Pass Printing (RFID)	825.38	-	(825.38)	825.38	11,000.00	10,174.62	11,000.00
6411001-000 Inventory Price Variances	(84.86)	-	84.86	(1,564.03)	-	1,564.03	-
6415000-000 Materials Pass-Thru	134,581.49	-	(134,581.49)	1,134,668.38	-	(1,134,668.38)	-
6432100-000 Audit Fees	21,442.00	16,192.00	(5,250.00)	250,056.00	194,300.00	(55,756.00)	194,300.00
6434115-000 Legal Fees - Trust Review	7,700.00	2,500.00	(5,200.00)	54,106.25	29,500.00	(24,606.25)	29,500.00
6434120-000 Legal/Fair Housing	-	2,000.00	2,000.00	1,148.50	25,000.00	23,851.50	25,000.00
6435100-000 Bank Service Fees	2,842.52	1,887.00	(955.52)	22,325.74	22,100.00	(225.74)	22,100.00
6437100-000 Reserve Study	-	-	-	9,900.00	9,900.00	-	9,900.00
6482500-000 Election Expense	-	-	-	123,691.18	42,223.00	(81,468.18)	42,223.00
6483201-000 Mailouts - Periodic	58,946.69	240.00	(58,706.69)	91,232.86	4,590.00	(86,642.86)	4,590.00
6483202-000 Mailouts - Pymt Coupons	1,908.21	5,125.00	3,216.79	9,988.47	7,050.00	(2,938.47)	7,050.00
6483550-000 Map Printing	-	-	-	1,195.00	-	(1,195.00)	-
6484500-000 Postage	2,000.00	3,042.00	1,042.00	31,495.68	36,500.00	5,004.32	36,500.00
6485500-000 Record Retention	1,512.06	231.00	(1,281.06)	6,852.77	3,080.00	(3,772.77)	3,080.00
6491000-000 Miscellaneous Writeoffs	725.41	-	(725.41)	12,215.30	-	(12,215.30)	-
6910000-000 Uncollectible Customer Receivables	-	200.00	200.00	180.00	2,400.00	2,220.00	2,400.00
Total MEMBER SERVICES	\$232,398.90	\$31,417.00	(\$200,981.90)	\$1,748,480.59	\$391,643.00	(\$1,356,837.59)	\$391,643.00
FACILITIES							
6217000-000 Uniforms & Laundry	6,196.68	2,477.00	(3,719.68)	35,810.50	30,470.00	(5,340.50)	30,470.00
6410005-000 Building Supplies	2,785.49	2,301.00	(484.49)	19,095.23	29,062.00	9,966.77	29,062.00
6410020-000 Equipment Expense	10,040.39	3,258.00	(6,782.39)	81,358.33	46,806.00	(34,552.33)	46,806.00
6410021-000 Field Supplies	2,038.78	2,924.00	885.22	39,099.84	35,000.00	(4,099.84)	35,000.00
6410022-000 Tool Expense	2,102.52	1,400.00	(702.52)	25,991.25	16,800.00	(9,191.25)	16,800.00
6411000-000 Freight & Handling	1,366.12	250.00	(1,116.12)	7,578.81	3,000.00	(4,578.81)	3,000.00
6420100-000 Electricity	33,610.30	29,828.00	(3,782.30)	494,959.84	404,331.00	(90,628.84)	404,331.00
6424100-000 Trash	12,114.20	12,096.00	(18.20)	156,230.24	145,152.00	(11,078.24)	145,152.00
6425100-000 Natural Gas	6,517.29	3,323.00	(3,194.29)	80,910.99	32,836.00	(48,074.99)	32,836.00
6470000-000 Maintenance - Other	-	450.00	450.00	-	5,400.00	5,400.00	5,400.00
6471000-000 Building Repair & Maintenance	12,834.70	3,924.00	(8,910.70)	122,955.58	49,375.00	(73,580.58)	49,375.00
6472000-000 Equipment Repair & Maintenance	12,904.43	6,213.00	(6,691.43)	90,879.76	75,462.00	(15,417.76)	75,462.00
6472100-000 Equipment Repair & Maint - Minibus	12,920.80	1,250.00	(11,670.80)	26,788.75	15,000.00	(11,788.75)	15,000.00
6473000-000 Hazardous Waste Disposal	671.97	-	(671.97)	9,506.37	5,500.00	(4,006.37)	5,500.00
6474100-000 Janitorial Services	135,858.08	141,892.00	6,033.92	1,624,263.04	1,702,704.00	78,440.96	1,702,704.00
6475100-000 Landscape Maint. - Contract	24,700.00	24,700.00	-	296,400.00	296,400.00	-	296,400.00
6475600-000 Landscape Maint. - Extras	790.00	2,781.00	1,991.00	26,031.00	33,372.00	7,341.00	33,372.00
6475605-000 Landscape Maintenance - Tree	-	715.00	715.00	-	16,080.00	16,080.00	16,080.00
6476000-000 Sewer Maintenance	50,148.88	39,086.00	(11,062.88)	65,112.38	49,096.00	(16,016.38)	49,096.00
6476500-000 Street Repair & Maintenance	2,715.76	2,500.00	(215.76)	27,320.67	30,000.00	2,679.33	30,000.00
6477210-000 Pest Control	1,418.00	1,507.00	89.00	18,015.00	20,246.00	2,231.00	20,246.00
6483000-000 Propane	129.41	200.00	70.59	4,268.91	1,920.00	(2,348.91)	1,920.00
6483100-000 Propane - Minibus	2,884.92	1,625.00	(1,259.92)	17,260.46	19,500.00	2,239.54	19,500.00
6483105-000 Gasoline	13,606.41	20,880.00	7,273.59	85,422.59	80,880.00	(4,542.59)	80,880.00
6483110-000 Diesel Fuel	156.00	33.00	(123.00)	513.00	396.00	(117.00)	396.00
6484000-000 Permits & Licenses	2,383.17	3,190.00	806.83	40,715.21	39,012.00	(1,703.21)	39,012.00
6911500-000 Inventory Over / Short-Purchasing	38,781.00	166.00	(38,615.00)	36,446.48	2,000.00	(34,446.48)	2,000.00
Total FACILITIES	\$389,675.30	\$308,969.00	(\$80,706.30)	\$3,432,934.23	\$3,185,800.00	(\$247,134.23)	\$3,185,800.00
IT							
6410015-000 Computer Supplies	4,235.24	1,615.00	(2,620.24)	44,572.44	26,066.00	(18,506.44)	26,066.00
6422000-000 Telephone	14,268.33	11,415.00	(2,853.33)	158,965.04	137,002.00	(21,963.04)	137,002.00



Income Statement - Operating

Golden Rain Foundation

12/01/2023 to 12/31/2023

Description	Current Period			Year-to-date			Annual
	Actual	Budget	Variance	Actual	Budget	Variance	Budget
6438000-000 Other Professional Fees	\$10,602.50	\$10,300.00	(\$302.50)	\$162,335.75	\$133,885.00	(\$28,450.75)	\$133,885.00
6481000-000 Computer Maintenance & Software	23,114.05	8,026.00	(15,088.05)	212,554.26	161,191.00	(51,363.26)	161,191.00
Total IT	\$52,220.12	\$31,356.00	(\$20,864.12)	\$578,427.49	\$458,144.00	(\$120,283.49)	\$458,144.00
RECREATION							
6410010-000 Hospitality	2,067.05	1,394.00	(673.05)	23,921.74	14,708.00	(9,213.74)	14,708.00
6410023-000 Curriculum Supplies	92.42	150.00	57.58	492.47	1,800.00	1,307.53	1,800.00
6410024-000 Library Supplies	906.53	525.00	(381.53)	2,760.36	6,300.00	3,539.64	6,300.00
6410035-000 Refreshments	1,196.82	240.00	(956.82)	9,775.02	2,580.00	(7,195.02)	2,580.00
6410040-000 Janitorial Supplies	3,397.37	3,337.00	(60.37)	44,450.30	40,000.00	(4,450.30)	40,000.00
6412000-000 Patron Books	3,447.18	2,250.00	(1,197.18)	30,833.77	31,500.00	666.23	31,500.00
6412500-000 Patron Magazines Subscriptions	-	-	-	6,466.62	7,082.00	615.38	7,082.00
6481500-000 Community Entertainment	5,780.04	6,442.00	661.96	153,243.51	226,210.00	72,966.49	226,210.00
6481505-000 Special Outside Events Expense	3,084.45	2,083.00	(1,001.45)	28,169.60	24,996.00	(3,173.60)	24,996.00
6482000-000 Dues, Memberships & Books	1,392.10	1,875.00	482.90	14,366.51	23,003.00	8,636.49	23,003.00
6485000-000 Production Expense - Amphitheater	-	-	-	49,620.00	37,620.00	(12,000.00)	37,620.00
Total RECREATION	\$21,363.96	\$18,296.00	(\$3,067.96)	\$364,099.90	\$415,799.00	\$51,699.10	\$415,799.00
COMMUNICATIONS							
6483500-000 Newspaper Distribution	9,700.20	10,075.00	374.80	119,790.35	120,900.00	1,109.65	120,900.00
6483505-000 Insert Distribution Labor	173.08	600.00	426.92	3,776.46	7,200.00	3,423.54	7,200.00
6483515-000 Newspaper Printing	5,533.40	10,000.00	4,466.60	92,131.15	128,000.00	35,868.85	128,000.00
6483520-000 Telephone Book Printing	-	-	-	21,225.44	25,000.00	3,774.56	25,000.00
6483522-000 Leadership Guide	-	-	-	4,415.00	5,600.00	1,185.00	5,600.00
6483530-000 Amphitheater Spotlight Printing	-	-	-	4,031.16	8,000.00	3,968.84	8,000.00
6483531-000 Amphitheater Spotlight Distribution	-	-	-	2,157.00	2,400.00	243.00	2,400.00
6483535-000 Profile Printing & Distribution	-	-	-	-	14,000.00	14,000.00	14,000.00
6483545-000 Mini Bus Schedule Printing	-	-	-	-	7,000.00	7,000.00	7,000.00
8110000-000 Depreciation Expense	119,366.85	-	(119,366.85)	1,391,389.22	-	(1,391,389.22)	-
Total COMMUNICATIONS	\$134,773.53	\$20,675.00	(\$114,098.53)	\$1,638,915.78	\$318,100.00	(\$1,320,815.78)	\$318,100.00
RESERVE & CAPITAL CONTRIBUTION							
8161000-000 Replacement Rsv Contributions	(293,803.38)	79,167.00	372,970.38	2,100,000.00	950,000.00	(1,150,000.00)	950,000.00
8162000-000 Capital Rsv Contributions	498,818.73	-	(498,818.73)	498,818.73	-	(498,818.73)	-
Total RESERVE & CAPITAL CONTRIBUTION	\$205,015.35	\$79,167.00	(\$125,848.35)	\$2,598,818.73	\$950,000.00	(\$1,648,818.73)	\$950,000.00
Total OPERATING EXPENSE	\$2,665,118.46	\$1,663,318.00	(\$1,001,800.46)	\$25,513,256.57	\$20,385,861.00	(\$5,127,395.57)	\$20,385,861.00
Net Income:	(\$595,777.32)	\$32,372.00	(\$628,149.32)	(\$1,999,333.87)	\$0.00	(\$1,999,333.87)	\$0.00



COMMITTEE ACTION REQUEST

DATE: MARCH 7, 2024
TO: OPERATIONS COMMITTEE
FROM: IT DIRECTOR
ACTION: OPERATING FUNDING REQUEST: EDGE COMMUNICATIONS
PROPOSAL

Background:

The GRF Phone system has been hosted with FTS Broadband for several years at a cost of \$5,265 a month, or \$63,180 annually. This cost covered the hosted phone system and the Session Initiation Protocol (SIP) trunks, a digital method on which phone calls would be made and received over an internet connection.

The phone system has been replaced, and the last part of migrating the phone system is changing the SIP provider to another provider/carrier. GRF would like to end the SIP service with FTS Broadband and use another provider/Carrier, Edge Communications.

Fiscal Impact:

The benefit of this change is a reduction in cost from \$5,265 a month, or \$63,180 a year, to a baseline cost of \$948.80 a month, or \$11,385.60 a year, a savings of up to \$51,794 annually.

One-time implementation costs \$359.25, and a recurring cost of \$948.80 monthly. (See Attached Quote). Note that the cost may fluctuate slightly higher in certain months based on toll calls that are made.

Recommendation:

I move to recommend the GRF Board approve a one-time cost of \$359.25 and a monthly baseline cost of \$948.80 a month to Edge Communications and authorize the President to sign the contract.



COMMITTEE ACTION REQUEST

DATE: MARCH 7, 2024
TO: OPERATIONS COMMITTEE
FROM: IT DIRECTOR
ACTION: RESERVE FUNDING REQUEST: NETWORK SWITCH REPLACEMENTS

Background:

During the Phone System replacement project, the IT Department uncovered a total of 10 hidden network switches, unbeknownst previously because the switches were hidden inside of drop ceilings, and inside of walls. These switches are outdated, household-grade, unmanaged switches that cannot be used going forward for the following reasons:

1. These switches are classified as unmanaged and cannot support connecting multiple networks.
2. These switches cannot provide Power over Ethernet (PoE) to power devices.
3. No visibility or insight into what is connected to these switches.
4. These switches are meant for much smaller networks.

These switches need to be replaced with managed switches that can support connecting multiple networks and power devices that are connected to the ports. These managed switches will also increase security as the ports can be monitored and controlled.

The IT Department recommends procuring 10 Meraki switches to replace these switches.

Fiscal Impact:

\$8,112.50 (See Attached Quote).

Recommendation:

I move to recommend the GRF Board approve the quote for Hummingbird Networks for \$ 8,112.50 Reserve Funding and authorize the President to sign the contract.



COMMITTEE ACTION REQUEST

DATE: MARCH 7, 2024
TO: OPERATIONS COMMITTEE
FROM: IT DIRECTOR
ACTION: RESERVE FUNDING REQUEST: SITE SURVEY TO DESIGN AND REPLACE SECURITY CAMERA SYSTEM

Background:

The GRF Camera System needs to be replaced. 28 failed cameras are no longer operational, and most of the remaining 110 cameras provide poor video quality and are over ten years old; some are even 20 years old and were acquired as used. Network Video Recorders (NVR) are software on computers that are old and unable to be updated. There are multiple disparate NVRs throughout the community that make it difficult to view and recover footage. The NVRs are also inadequate, with a lack of storage space for storing footage. Many cameras also have bad cabling that needs to be replaced as the cabling has deteriorated.

Replacing this equipment with new cameras that have better resolution and built-in intelligence and a new Network Video Recorder platform with more storage and the ability to consolidate will improve the overall security of the community and help reduce liability in certain situations.

This proposed site survey will provide GRF with detailed design and information to formalize a quote for the replacement of the camera systems.

The design will re-evaluate the best placement of cameras and determine areas where cameras can be consolidated using multi-sensor cameras. The design will also help consolidate the number of NVRs into a single recording platform.

Fiscal Impact:

\$11,800. (See Attached Quote). 100% of the cost of this project will be credited towards the implementation costs should Castle Defense be used for the installation.

Recommendation:

I move to recommend the GRF Board approve Castle Defense to perform a site survey and provide a design for the replacement of the camera system at a cost of \$11,800 Reserve Funding and authorize the President to sign the contract.



OPERATIONS

Parking – Rules

1. PREFACE

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

2. GENERAL RULES

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

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

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

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

2.4 Documentation

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

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

2.5 Requirements

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

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

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



Parking – Rules

- 45 **2.5.4** Vehicles on a two-way travel roadway must be parked with the
- 46 passenger side wheels within 18 (eighteen) inches of the curb or
- 47 sidewalk.
- 48 **2.5.5** Vehicles must be parked completely within the marked boundaries of a
- 49 parking space, except for commercial or recreational vehicles more than
- 50 20 feet in length.
- 51 **2.5.6** No MOTOR VEHICLE may be parked with any portion of the vehicle on
- 52 a sidewalk.
- 53 **2.5.7** At no time may a motor vehicle be parked with any portion of the vehicle
- 54 on the grass.
- 55 **2.5.8** Vehicles may be parked for no more than 72 (seventy-two) hours in one
- 56 location.
- 57 **2.5.9** At no time may a vehicle be parked in a manner that creates a traffic
- 58 hazard, interferes with other vehicle access, PEDESTRIAN traffic, or
- 59 access to facilities or equipment.
- 60 **2.5.10** MOTOR VEHICLES shall not park in GOLF CART- or LOW SPEED
- 61 VEHICLES (LSV)-designated spaces.
- 62 **2.5.11** Pods, moving trailers or similar portable storage units are permitted on
- 63 TRUST PROPERTY for up to 72 (seventy-two) hours with prior
- 64 authorization.
- 65 **2.5.12** Trailers not hitched to a vehicle are not permitted to be parked on
- 66 TRUST PROPERTY except as noted in 5.4.

3. PARKING ZONES

- 70 **3.1.** Red Zone: Vehicles in violation are subject to immediate tow at the VEHICLE
- 71 owner’s expense.
- 72
- 73 **3.1.1.** Fire Hydrant: No person shall park within fifteen (15) feet of a fire hydrant
- 74 even if the curb is unpainted.
- 75 **3.1.2.** Fire Lanes: A vehicle may not be left unattended at any time.
- 76 **3.1.3.** Bus Stops: No person shall park or leave standing any vehicle within
- 77 thirty (30) feet on the bus-stop side of the street to provide for loading
- 78 and unloading of buses unless otherwise marked.
- 79 **3.1.3.3.1.4.** Crosswalks: No vehicles shall park within twenty (20) feet of a
- 80 marked crosswalk.
- 81
- 82 **3.2.** Blue Zone (Handicapped): Vehicles must display a valid, government-issued
- 83 disabled (handicapped) license plate or placard.
- 84 **3.3.** Green Zone: Parking may not exceed twenty (20) minutes.
- 85 EXCEPTION:
- 86 Unlimited time parking in a Green Zone is permitted only when the vehicle is
- 87 displaying a valid government-issued disabled license plate or placard.
- 88 **3.4.** White Zone: Immediate passenger loading and unloading only.



Parking – Rules

- 89 3.5. Yellow Zone: Vehicle loading and unloading only not to exceed 20 (twenty)
- 90 minutes.
- 91 3.6. Unpainted: Parking is permitted up to 72 (seventy-two) hours, unless otherwise
- 92 restricted.

4. SPECIFIC VEHICLE TYPES

4.1. Commercial Vehicles

- 98 4.1.1. Contractor vehicles must comply with all traffic and parking rules and
- 99 regulations inside the community and must not obstruct or park on
- 100 sidewalks or walkways.
- 101 4.1.2. Contractor and service vehicles, including personal vehicles driven by
- 102 EMPLOYEES or COMMERCIAL WORKERS, shall not be parked
- 103 overnight on TRUST PROPERTY (including named TRUST STREETS)
- 104 without a permit.

4.2. Golf Carts and Low Speed Vehicless

- 108 4.2.1. GOLF CARTS AND LSVs may be parked in parking spaces or along
- 109 curbs designated for GOLF CARTS or MOTOR VEHICLES.
- 110 4.2.2. GOLF CARTS AND LSVs may not be parked in any manner interfering
- 111 with foot or vehicle traffic.
- 112 4.2.3. -GOLF CARTS AND LSVs are prohibited from parking on a sidewalk.

4.3. Bicycles and Electric Bicycles

- 116 4.3.1. BICYCLES or ELECTRIC BICYCLES must be parked utilizing bicycle
- 117 racks where provided.
- 118 4.3.2. BICYCLES or ELECTRIC BICYCLES may not be parked in any manner
- 119 interfering with foot or vehicle traffic.
- 120 4.3.3. Attended BICYCLES or ELECTRIC BICYCLES may be parked off
- 121 pavement, but only in such a manner as not to damage landscaping.
- 122 4.3.4. -BICYCLES or ELECTRIC BICYCLES are prohibited from parking on a
- 123 sidewalk.
- 124 4.3.5. Overnight parking of bicycles on TRUST PROPERTY is not permitted.

4.4. Mobility Scooters

- 128 4.4.1. MOBILITY SCOOTERS may be parked in parking spaces designated
- 129 as intended for “SCOOTERS” or “GOLF CARTS.”
- 130 4.4.2. MOBILITY SCOOTERS shallmay not be parked in any manner
- 131 interfering with foot or vehicle traffic.
- 132 4.4.3. MOBILITY SCOOTERS are prohibited from parking on a sidewalk.

Parking – Rules



4.5. RECREATIONAL VEHICLES (RV) or VEHICLE USED FOR RECREATION (VUFR) – MEMBER/OWNERS, RENTER/LESSEE

4.5.1. The RV or VUFR parked on TRUST PROPERTY MUST display a GRF-issued decal or an entry pass.

4.5.2. The RV or VUFR cannot be parked on trust streets except for loading and unloading purposes for no more than 2472 (twenty-fourseventy-two) hours on trust streets with approved security entry pass.

4.5.3. Other activities, such as vehicle maintenance, sleeping, cooking or resting in the RV or VUFR, are not permitted allowed.

4.5.4. The RV or VUFR must be parked with engine and accessory equipment (e.g., exterior lights, air conditioner, audio and video equipment) shut off. The generator may be used while loading or unloading the vehicle and ONLY between the hours of 8:00 a.m. and 8:00 p.m. when parked on trust streets.

4.5.5. The extensions such as slide-outs, tilt-outs, and awnings must remain closed. Steps must not block the sidewalk.

4.5.6. The RV or VUFR shall not be attached to any external power or water supply.

4.5.7. Leveling jacks, if used, must include a base plate sufficient to prevent damage to pavement.

4.5.8. No animals or children shall be left unattended on or within any RV or VUFR at any time.

4.5.9. Safety Requirements – All sections of the California Vehicle Code that are applicable to RVs and VUFRs shall be adhered to while parked in the community.

4.6. Designated Temporary RV and VUFR Parking Area

4.6.1. Designated Temporary RV and VUFR Parking Location

The Three (3) approved parking spaces locations within the Clubhouse Four (4) parking lot are for temporary RV and VUFR use, subject to the terms and conditions noted in this policy.

Available permit parking is limited. Spaces are allotted on a “first-come-first-served” basis.

Exception: The Radio Club Yellow Emergency Van Innovative Cleaning Service Vehicles

4.6.2. Identification

All RVs and VUFRs must be registered with the Recreation Department and display the Parking Permit in order to park in the

Parking – Rules



noted location, see 4.6.1s. If the RV and VUFR does not have a windshield, the identification must be placed on the king pin of a fifth wheel or the tongue of a trailer.

4.6.3. RVs and VUFRs Temporary Registration RVs and VUFRs

4.6.3.1. Shareholders/Members and Guests may park an RV or VUFR temporarily in the noted locations for the purpose of loading and unloading and preparing the vehicle for travel or storage subject to these Rules and Regulations.

4.6.3.2. Notification — Shareholders/Members and Guests must notify Security Department immediately when entering the community with their RV and VUFR. This notification is required in order to park temporarily for a term as follows: M/O or R/L must register the visitor RV or VUFR with the Recreation Department during business hours prior to arrival and pay the necessary fees, see 10-2000-2.

4.6.3.3. Payment and security deposit shall be collected by the Recreation Department at the time the Parking Permit is issued from the M/O or R/L.

4.6.3.4. Maximum Consecutive Nights

Shareholders/Members may park one (1) A RV (and boat or trailer) or VUFR may be parked at a time temporarily in the approved location within Clubhouse Four (4) parking lot for a maximum of fourteen (14) days for a fee at a charge. An additional third week may be approved at an additional fee (see 10-2000-2 rate card)*. A second term will be allowed within twelve calendar months provided that the RV or VUFR has been out of the community for no less than one hundred eighty (180) days.

Guests may park one (1) RV (and boat or trailer) or VUFR at a time temporarily in the approved location within Clubhouse Four (4) parking lot for a maximum of fourteen (14) days at a charge. An additional third week may be approved at an additional fee (see rate card)*. Vehicle must be removed at the expiration of approved stay. Failure to comply will result in immediate towing of the vehicle at the owner's expense and/or withholding of security deposit.

4.6.3.5. In the event of an unexpected medical and or mechanical emergency, the Security Chief, Deputy Security Chief, or the Executive Director or their designee may grant a limited extension not to exceed seventy-two (72) hours.

EXCEPTION:

Watch commander or Deputy Chief may grant extension until return of the Security Chief or Executive Director.

The Security Chief must take a monthly report of all permitted vehicles to the Security Bus and Traffic Committee (SBT).

4.6.4. Use of an RV or VUFR

4.6.4.1. Shareholder/Members M/O, R/L and or Guests Visitors may not live in a RV or VUFR parked in the community lots. This includes sleeping, cooking or any other activities not associated with preparation of the vehicle for travel or



Parking – Rules

storage. No barbecues or exterior cooking is permitted.

4.6.4.2. No animal or child shall be left alone in a vehicle at any time.

4.6.4.3. Safety Requirements – All sections of the California Vehicle Code that are applicable to RVs and VUFRs shall be adhered to while parked in the community.

_____ Parking Charges for RV or VUFR (see rate card)*.

_____ Shareholder/Members and or/guests will be charged a fee and requested to submit a security deposit (see rate card)*.

_____ Payment and security deposit will be collected by the Recreation Department at the time the Parking Permit is issued.

_____ A second term will be allowed within twelve calendar months provided that the RV or VUFR has been out of the community for no less than one hundred eighty (180) days.

5. TRUST PROPERTY PARKING AREAS

5.1. Clubhouse One

There is no parking between 11:00 p.m. and 7:00 a.m. in the following Clubhouse One parking areas:

5.1.1. The lot near the woodshop.

5.1.2. The spaces on the west side of the clubhouse (Burning Tree).

5.1.3. -The lot across from the clubhouse next to the golf course, except for Employee vehicles during their work shift and authorized GRF contractor vehicles.

5.2. Clubhouse Two

5.2.1. Parking in the lot next to the car wash is prohibited between 11:00 p.m. and 7:00 a.m.

5.2.2. Parking is prohibited between 11:00 p.m. and 7:00 a.m. in the spaces on the east side of the clubhouse (El Dorado).

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

5.3. Clubhouses Three and Four

5.3.1. ~~Overnight parking is prohibited with the exception of~~ except for those vehicles permitted by ~~the Security Department~~, i.e., GRF busses, Radio Club Emergency Van, Innovative Cleaning Services Vehicles, or



Parking – Rules

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approved temporary RVs/VUFRs.

5.3.2. -Participants in a GRF-sanctioned overnight bus tours may park their vehicles in Clubhouse Three parking lot for up to seventy-two (72) hours. An authorized permit must be displayed on dash.

5.3.3. RVs and VUFRs may be permitted to park in the extended lot (where the GRF busses are stationed) for up to fourteen (14) days as noted in 4.6.15.4.1.

~~5.4.1.1. Designated Temporary RV Parking Area~~

~~5.4.1.1.1. Designated Temporary RV – VUFR Parking~~

~~The Three (3) approved locations within the Clubhouse Four (4) parking lot are for temporary RV and VUFR use, subject to the terms and conditions noted in this policy.~~

~~Available permit parking is limited. Spaces are allotted on a “first-come-first-served” basis.~~

~~Exception:~~

~~The Radio Club Yellow Emergency Van
Innovative Cleaning Service Vehicles~~

~~5.4.2.1.1.1. Identification~~

~~All RVs and VUFRs must be registered with the Recreation Department and display the Parking Permit in order to park in the noted locations. If the RV and VUFR does not have a windshield, the identification must be placed on the king pin of a fifth wheel or the tongue of a trailer.~~

~~5.4.3.1.1.1. RVs and VUFRs~~

~~5.4.3.1.1.1.1. Shareholders/Members and Guests may park an RV or VUFR temporarily in the noted locations for the purpose of loading and unloading and preparing the vehicle for travel or storage subject to these Rules and Regulations.~~

~~5.4.3.2.1.1.1.1. Notification – Shareholders/Members and Guests must notify Security Department immediately when entering the community with their RV and VUFR. This notification is required in order to park temporarily for a term as follows:~~

~~5.4.3.3.1.1.1.1. Maximum Consecutive Nights~~

~~Shareholders/Members may park one (1) RV (and boat or trailer) or VUFR at a time temporarily in the approved location within Clubhouse Four (4) parking lot for a maximum of fourteen (14) days at a charge. An additional third week may be approved at an additional fee (see rate card)*. A second term will be allowed within twelve calendar months provided that the RV or VUFR has been out of the community for no less than one hundred eighty (180) days. Guests may park one (1) RV (and boat or trailer) or VUFR at a time temporarily in the approved location within Clubhouse Four (4) parking lot for~~

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~~a maximum of fourteen (14) days at a charge. An additional third week may be approved at an additional fee (see rate card)*. Vehicle must be removed at the expiration of approved stay. Failure to comply will result in immediate towing of the vehicle at the owner's expense and/or withholding of security deposit.~~

~~5.4.3.4.1.1.1. In the event of an unexpected medical and or mechanical emergency, the Security Chief, Deputy Security Chief, or the Executive Director may grant a limited extension not to exceed seventy two (72) hours. EXCEPTION:~~

~~Watch commander or Deputy Chief may grant extension until return of the Security Chief or Executive Director.~~

~~5.4.3.5.1.1.1. The Security Chief must take a monthly report of all permitted vehicles to the Security Bus and Traffic Committee (SBT).~~

~~5.4.4.1.1.1. Use of an RV or VUFR~~

~~5.4.4.1.1.1.1. Shareholder/Members and Guests may not live in a RV or VUFR parked in the community lots. This includes sleeping, cooking or any other activities not associated with preparation of the vehicle for travel or storage. No barbeques or exterior cooking is permitted.~~

~~5.4.4.2.1.1.1. No animal or child shall be left alone in a vehicle at any time.~~

~~5.4.5.1.1.1. Safety Requirements All sections of the California Vehicle Code that are applicable to RVs and VUFRs shall be adhered to while parked in the community.~~

~~5.4.6.1.1.1. Parking Charges for RV or VUFR (see rate card)*.~~

~~5.4.6.1.1.1.1. Shareholder/Members and or/guests will be charged a fee and requested to submit a security deposit (see rate card)*.~~

~~5.4.6.2.1.1.1. Payment and security deposit will be collected by the Recreation Department at the time the Parking Permit is issued.~~

~~5.4.6.3.1.1.1. A second term will be allowed within twelve calendar months provided that the RV or VUFR has been out of the community for no less than one hundred eighty (180) days.~~

~~5.5.5.4. Building Five, Clubhouse Six, Healthcare Center, Administration and Alley~~

~~5.5.1.5.4.1. No overnight parking is permitted, except for GRF Security Vehicles, CARE ambulances, Leisure World Pharmacy delivery vehicles; two (2) healthcare vehicles; the vehicle used by the 24 Hour Nurse; the HCC Golf Cart, GRF vehicles and contractor vehicles as authorized by GRF Executive Director or their designee.~~

~~5.5.2. Parking spaces in the Health Care Center parking lot, unless otherwise marked, will be for AUTHORIZED RESIDENTS and VISITORS of Leisure World Seal Beach during business hours.~~

~~5.5.3.1.1.1. No RVs are allowed to park overnight in any space near building five, Clubhouse Six, the healthcare center, the administration building and the alley.~~

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5.6.5.5. Amphitheater

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

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

5.6.3.5.5.3. No overnight parking is allowed.

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

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

5.6. ~~No RVs are allowed to park overnight in any space near building five, Clubhouse Six, the healthcare center, the administration building and the alley in any community lots except for the designated temporary parking area at Clubhouse 4 (see 4.6).~~

6. SPECIAL CIRCUMSTANCES

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

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

6.3. Vehicles may not be repaired and/or major service may not be performed, and fluids may not be changed on any TRUST PROPERTY.

6.4. ~~All~~ Vehicles owned by an AUTHORIZED RESIDENT and displaying a GRF-issued decal may shall only be washed at the car and RV washing areas behind Clubhouse Two. ~~The vehicle must be owned by the AUTHORIZED RESIDENT and must display a GRF-issued decal.~~

6.5. ~~Non-RESIDENTS~~ Vehicles shall not be permitted to washed their vehicles anywhere on TRUST PROPERTY other than the designated car wash area.

7. TOWING

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

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

7.1.1. Those in red zones designating fire lanes or fire hydrants;

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

7.2. OTHER PARKING VIOLATIONS SUBJECT TO TOWING

- 7.2.1.** Any vehicle issued a Community Rules Violation notice shall be subject to towing 72 hours after the citation has been posted.
- 7.2.2.** Any RV or VUFR that has exceeded its fourteen (14) day permit shall be towed at the owner’s expense, unless an additional third week has been approved at an additional charge-fee (see rate card10-2000-2)*.

Document History

Adopted: 05 Apr 21 Amended: 24 May 22 Amended: 24 Jan 23

Keywords: Parking Towing Oversize Vehicles Parking Zones Trust Property

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1. PREFACE

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

2. GENERAL RULES

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

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

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

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

2.4 Documentation

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

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

2.5 Requirements

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

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

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



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- 45 **2.5.4** Vehicles on a two-way travel roadway must be parked with the
- 46 passenger side wheels within 18 (eighteen) inches of the curb or
- 47 sidewalk.
- 48 **2.5.5** Vehicles must be parked completely within the marked boundaries of a
- 49 parking space, except for commercial or recreational vehicles more than
- 50 20 feet in length.
- 51 **2.5.6** No MOTOR VEHICLE may be parked with any portion of the vehicle on
- 52 a sidewalk.
- 53 **2.5.7** At no time may a motor vehicle be parked with any portion of the vehicle
- 54 on the grass.
- 55 **2.5.8** Vehicles may be parked for no more than 72 (seventy-two) hours in one
- 56 location.
- 57 **2.5.9** At no time may a vehicle be parked in a manner that creates a traffic
- 58 hazard, interferes with other vehicle access, PEDESTRIAN traffic, or
- 59 access to facilities or equipment.
- 60 **2.5.10** MOTOR VEHICLES shall not park in GOLF CART- or LOW SPEED
- 61 VEHICLES (LSV)designated spaces.
- 62 **2.5.11** Pods, moving trailers or similar portable storage units are permitted on
- 63 TRUST PROPERTY for up to 72 (seventy-two) hours with prior
- 64 authorization.
- 65 **2.5.12** Trailers not hitched to a vehicle are not permitted to be parked on
- 66 TRUST PROPERTY except as noted in 5.4.

3. PARKING ZONES

- 70 **3.1.** Red Zone: Vehicles in violation are subject to immediate tow at the VEHICLE
- 71 owner’s expense.
- 72
- 73 **3.1.1.** Fire Hydrant: No person shall park within fifteen (15) feet of a fire hydrant
- 74 even if the curb is unpainted.
- 75 **3.1.2.** Fire Lanes: A vehicle may not be left unattended at any time.
- 76 **3.1.3.** Bus Stops: No person shall park or leave standing any vehicle within
- 77 thirty (30) feet on the bus-stop side of the street to provide for loading
- 78 and unloading of buses unless otherwise marked.
- 79 **3.1.4.** Crosswalks: No vehicles shall park within twenty (20) feet of a marked
- 80 crosswalk.
- 81
- 82 **3.2.** Blue Zone (Handicapped): Vehicles must display a valid, government-issued
- 83 disabled (handicapped) license plate or placard.
- 84 **3.3.** Green Zone: Parking may not exceed twenty (20) minutes.
- 85 EXCEPTION:
- 86 Unlimited time parking in a Green Zone is permitted only when the vehicle is
- 87 displaying a valid government-issued disabled license plate or placard.
- 88 **3.4.** White Zone: Immediate passenger loading and unloading only.



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Parking – Rules

- 89 3.5. Yellow Zone: Vehicle loading and unloading only not to exceed 20 (twenty)
- 90 minutes.
- 91 3.6. Unpainted: Parking is permitted up to 72 (seventy-two) hours, unless otherwise
- 92 restricted.

4. **SPECIFIC VEHICLE TYPES**

4.1. Commercial Vehicles

- 97
- 98 4.1.1. Contractor vehicles must comply with all traffic and parking rules and
- 99 regulations inside the community and must not obstruct or park on
- 100 sidewalks or walkways.
- 101 4.1.2. Contractor and service vehicles, including personal vehicles driven by
- 102 EMPLOYEES or COMMERCIAL WORKERS, shall not be parked
- 103 overnight on TRUST PROPERTY (including named TRUST STREETS)
- 104 without a permit.

4.2. Golf Carts and Low Speed Vehicles

- 105
- 106 4.2.1. GOLF CARTS AND LSVs may be parked in parking spaces or along
- 107 curbs designated for GOLF CARTS or MOTOR VEHICLES.
- 108 4.2.2. GOLF CARTS AND LSVs may not be parked in any manner interfering
- 109 with foot or vehicle traffic.
- 110 4.2.3. GOLF CARTS AND LSVs are prohibited from parking on a sidewalk.
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4.3. Bicycles and Electric Bicycles

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- 116 4.3.1. BICYCLES or ELECTRIC BICYCLES must be parked utilizing bicycle
- 117 racks where provided.
- 118 4.3.2. BICYCLES or ELECTRIC BICYCLES may not be parked in any manner
- 119 interfering with foot or vehicle traffic.
- 120 4.3.3. Attended BICYCLES or ELECTRIC BICYCLES may be parked off
- 121 pavement, but only in such a manner as not to damage landscaping.
- 122 4.3.4. BICYCLES or ELECTRIC BICYCLES are prohibited from parking on a
- 123 sidewalk.
- 124 4.3.5. Overnight parking of bicycles on TRUST PROPERTY is not permitted.
- 125

4.4. Mobility Scooters

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- 128 4.4.1. MOBILITY SCOOTERS may be parked in parking spaces designated
- 129 as intended for “SCOOTERS” or “GOLF CARTS.”
- 130 4.4.2. MOBILITY SCOOTERS shall not be parked in any manner interfering
- 131 with foot or vehicle traffic.
- 132 4.4.3. MOBILITY SCOOTERS are prohibited from parking on a sidewalk.



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4.5. RECREATIONAL VEHICLES (RV) or VEHICLE USED FOR RECREATION (VUFR) – MEMBER/OWNERS, RENTER/LESSEE

- 4.5.1.** The RV or VUFR parked on TRUST PROPERTY MUST display a GRF-issued decal or an entry pass.
- 4.5.2.** The RV or VUFR cannot be parked on trust streets except for loading and unloading purposes for no more than 24 (twenty-four) hours with approved security entry pass.
- 4.5.3.** Other activities, such as vehicle maintenance, sleeping, cooking or resting in the RV or VUFR, are not permitted.
- 4.5.4.** The RV or VUFR must be parked with engine and accessory equipment (e.g., exterior lights, air conditioner, audio and video equipment) shut off. The generator may be used while loading or unloading the vehicle and ONLY between the hours of 8:00 a.m. and 8:00 p.m. when parked on trust streets.
- 4.5.5.** The extensions such as slide-outs, tilt-outs, and awnings must remain closed. Steps must not block the sidewalk.
- 4.5.6.** The RV or VUFR shall not be attached to any external power or water supply.
- 4.5.7.** Leveling jacks, if used, must include a base plate sufficient to prevent damage to pavement.
- 4.5.8.** No animals or children shall be left unattended on or within any RV or VUFR at any time.
- 4.5.9.** Safety Requirements – All sections of the California Vehicle Code that are applicable to RVs and VUFRs shall be adhered to while parked in the community.

4.6. Designated Temporary RV and VUFR Parking

4.6.1. Designated Temporary RV and VUFR Parking Location

The Three (3) approved parking spaces within the Clubhouse Four (4) parking lot are for temporary RV and VUFR use, subject to the terms and conditions noted in this policy.

Available permit parking is limited. Spaces are allotted on a “first-come-first served” basis.

4.6.2. Identification

All RVs and VUFRs must be registered with the Recreation Department and display the Parking Permit in order to park in the noted location, see 4.6.1. If the RV and VUFR does not have a windshield, the identification must be



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placed on the king pin of a fifth wheel or the tongue of a trailer.

4.6.3. RVs and VUFRs Temporary Registration

4.6.3.1.

4.6.3.2. –M/O or R/L must register the visitor RV or VUFR with the Recreation Department during business hours prior to arrival and pay the necessary fees, see 10-2000-2.

4.6.3.3.

4.6.3.4. Payment and security deposit shall be collected by the Recreation Department at the time the Parking Permit is issued from the M/O or R/L. Maximum Consecutive Nights

A RV (and boat or trailer) or VUFR may be parked in the approved location within Clubhouse Four (4) parking lot for a maximum of fourteen (14) days for a fee . An additional third week may be approved at an additional fee (see 10-2000-2)*. A second term will be allowed within twelve calendar months provided that the RV or VUFR has been out of the community for no less than one hundred eighty (180) days.

Vehicle must be removed at the expiration of approved stay. **Failure to comply will result in immediate towing of the vehicle at the owner’s expense and/or withholding of security deposit.**

4.6.3.5. In the event of an unexpected medical and or mechanical emergency, the the Executive Director or their designee may grant a limited extension not to exceed seventy-two (72) hours.

4.6.4. Use of an RV or VUFR

4.6.4.1. M/O, R/L or Visitors may not live in a RV or VUFR parked in the community. This includes sleeping, cooking or any other activities not associated with preparation of the vehicle for travel or storage. No barbeques or exterior cooking is permitted.

4.6.4.2. No animal or child shall be left alone in a vehicle at any time.

4.6.4.3. Safety Requirements – All sections of the California Vehicle Code that are applicable to RVs and VUFRs shall be adhered to while parked in the community.

5. TRUST PROPERTY PARKING AREAS

5.1. Clubhouse One

There is no parking between 11:00 p.m. and 7:00 a.m. in the following Clubhouse One parking areas:

5.1.1. The lot near the woodshop.

5.1.2. The spaces on the west side of the clubhouse (Burning Tree).

5.1.3. The lot across from the clubhouse next to the golf course, except for



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Employee vehicles during their work shift and authorized GRF contractor vehicles.

5.2. Clubhouse Two

- 5.2.1. Parking in the lot next to the car wash is prohibited between 11:00 p.m. and 7:00 a.m.
- 5.2.2. Parking is prohibited between 11:00 p.m. and 7:00 a.m. in the spaces on the east side of the clubhouse (El Dorado).
- 5.2.3. Parking is permitted up to 72 (seventy-two) hours in the lot north of Clubhouse Two, if the vehicle displays an official GRF decal or an unexpired short-term entry pass issued by Security.

5.3. Clubhouses Three and Four

- 5.3.1. Overnight parking is prohibited except for those vehicles permitted by Security, i.e., GRF buses, Radio Club Emergency Van, Innovative Cleaning Services Vehicles, or approved temporary RVs/VUFRs.
- 5.3.2. Participants in a GRF-sanctioned overnight bus tour may park their vehicles in Clubhouse Three parking lot for up to seventy-two (72) hours. An authorized permit must be displayed on dash.
- 5.3.3. RVs and VUFRs may be permitted to park in the extended lot (where the GRF buses are stationed) for up to fourteen (14) days as noted in 4.6.1

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

- 5.4.1. No overnight parking is permitted, except for GRF Vehicles and vehicles authorized by GRF Executive Director or their designee.

5.5. Amphitheater

- 5.5.1. Only employees of GRF, the Healthcare Center (HCC) or commercial lesses may park in designated employee parking from 7 a.m. to 6 p.m. Monday to Friday.
- 5.5.2. AUTHORIZED RESIDENTS may park in spaces marked for "Staff" or "HCC" only from 6 p.m. until 11 p.m. Monday through Friday, and from 7 a.m. until 11 p.m. Saturday and Sunday.
- 5.5.3. No overnight parking is allowed.
- 5.5.4. Visitors are only allowed to park in the Amphitheater parking lot during GRF-sponsored special events.
- 5.5.5. The parking space designated for the HCC 24-Hour Nurse may never be used by anyone else.



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5.6. No RVs are allowed to in any community lots except for the designated temporary parking area at Clubhouse 4 (see 4.6).

6. SPECIAL CIRCUMSTANCES

- 6.1. No animal or child is allowed to be left alone in any parked vehicle on TRUST PROPERTY. Animal Control or Seal Beach Police, respectively, will be called immediately.
- 6.2. "For Sale" signage shall not be displayed on any vehicle on TRUST PROPERTY.
- 6.3. Vehicles may not be repaired and/or major service may not be performed, and fluids may not be changed on any TRUST PROPERTY.
- 6.4. Vehicles owned by an AUTHORIZED RESIDENT and displaying a GRF-issued decal shall only be washed at the car and RV washing areas behind Clubhouse Two..
- 6.5. Vehicles shall not be washed anywhere on TRUST PROPERTY other than the designated car wash area.

7. TOWING

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

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

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

7.2. OTHER PARKING VIOLATIONS SUBJECT TO TOWING

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- 7.2.1. Any vehicle issued a Community Rules Violation notice shall be subject to towing 72 hours after the citation has been posted.
- 7.2.2. Any RV or VUFR that has exceeded its fourteen (14) day permit shall be towed at the owner’s expense, unless an additional third week has been approved at an additional fee (see 10-2000-2)*.

Document History

Adopted:	05 Apr 21	Amended:	24 May 22	Amended:	24 Jan 23
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