



BOARD OF DIRECTORS MEETING MINUTES GOLDEN RAIN FOUNDATION

CALL TO ORDER

President Marsha Gerber called the regular monthly meeting of the Golden Rain Foundation (GRF) Board of Directors to order at 10:01 a.m. on Tuesday, February 27, 2024, in Clubhouse Four and via live stream.

PLEDGE OF ALLEGIANCE

GRF Board of Director Marla Hamblin led the pledge.

EXECUTIVE SESSION DISCLOSURE

An Executive Session Meeting was held on January 31, 2024, and Special Executive Session on February 8, 2024; February 12, 2024, and February 22, 2024, 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 Jacquelin, Nugent, Habel, Gerber, W. Thompson, Hopewell, C. Thompson, Henry, Levine, Jablonski, Damoci, Melody, Hamblin, and Massetti were present.

Directors Weber, Vienna, and Isom were not present.

Director Vienna arrived at 11:34 a.m.

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

Executive Director Jessica Sedgwick, Executive Director of Mutual Administration Dave Potter, Senior Director of Facilities Mark Weaver, Recreation Director Jesse Cripps, IT Manager Ryan Nguyen, 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 20 speakers.

Fifteen comments were made at the meeting.

CONSENT AGENDA

The GRF Board of Directors Minutes of the GRF Board of Directors Minutes were approved as amended:

- a. GRF Board of Directors Minutes, January 23, 2023
- b. Accept the Interim Financial Statements for December 2023 for Audit
- c. Accept the Reserve Funds Investment Purchase for December
- d. Approve Transfers of Funds for GRF per Civil Code 5502
- e. Ratify Tentative Vote: Amend 13-5025-3 GRF Election Procedures
- f. Ratify Tentative Vote: Amend 30-5093-2 Authorized Resident (AR) Rules of Conduct, Non-Compliance with Rules of Conduct – Fines and Penalties
- g. Rescind 40-5580-2, Entry Passes – Fees
- h. Rescind COVID-19 Emergency Operational Rules

Director Hamblin concurred to remove the Ratify Tentative Vote: Adopt 10-1937-3 Community Rules Violation Panel and Appeal from the Consent Calendar. This item will be discussed under the Governing Document as a regular motion.



NEW BUSINESS

CAPITAL FUNDING

There are no items.

RESERVE FUNDING

Clubhouse Four Replacement of Fire Panel from Reserve Funding

Motion: To award a contract to All American Fire Systems at a cost not to exceed \$4,250, Reserve Funding to replace the Clubhouse Four Fire Alarm Panel and authorize the President to sign the contract.

First: William Thompson

Second: Nick Massetti

One Director and Senior Director of Facilities spoke on this motion.

The motion passed.

Addition of Cameras to Entrance Gates

Motion: To approve the purchase of nine cameras for the entry gates at a cost not to exceed \$4,500, Reserve Funding, and authorize the President to sign the contract.

First: Donna Gambol

Second: Lee Melody

Seven Directors, the Executive Director, and the IT Manager spoke on this motion.

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



Site Survey to Design and Replace Wireless Campus Links

Motion: To pay \$2,950 to Alpha Omega to perform a site survey and provide a design for replacing the wireless campus links and authorize the President to sign the contract.

First: Diane Henry
Second: Camille Thompson

Seven Directors, the Executive Director, and the IT Manager spoke on this motion.

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

GOVERNING DOCUMENTS

Amend 70-1447-1, Community Garden – Rules

Motion: To amend 70-1747-1, Community Gardens – Rules, and renumber it as 37-1747-1.

First: Carol Levine
Second: Camille Thompson

Ten Directors, the Senior Director of Facilities, and the Recreation Director spoke on this motion.

The motion failed with fourteen no votes (Director Jacquelin, Habel, Gerber, W. Thompson, Hopewell, C. Thompson, Henry, Levine, Jablonski, Damoci, Melody, Hamblin, and Massetti).

Amend 30-1000-3, Member Services Committee Charter

Motion: To amend 30-1000-3, Member Services Committee Charter, changing language throughout.

First: Teri Nugent
Second: Susan Jacquelin

One Director spoke on this motion.

The motion passed.



Amend 14-5540-1, Contingency Fund

This item was removed from the agenda.

Director Vienna arrived at 11:34 a.m.

Ratify Tentative Vote: Adopt 10-1937-3 Community Rules Violation Panel and Appeal

To ratify 10-1937-3, Community Rules Violation Panel and Appeal Procedure, changing language throughout.

First: Marla Hamblin
Second: Diane Henry

Five Directors spoke on this motion.

The motion passed with three no votes (Director Hamblin, Jacquelin, and Vienna).

ADJOURNMENT

The meeting was adjourned at 11:47 p.m.

A handwritten signature in black ink, appearing to read "Carol A. Levine", is written over a horizontal line.

Carol Levine, Corporate Secretary
Golden Rain Foundation
TM:02-27-24