

BOARD OF DIRECTORS

Meeting Agenda

Tuesday, March 26, 2024 - 10:00 A.M.

Clubhouse Four

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

The tab will be active 15 minutes before 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

5. Consent Calendar

- a. Accept GRF Board of Directors Minutes, February 27, 2024
- b. Accept the Interim Financial Statements for January 2024 for Audit
- c. Accept the Reserve Funds Investment Purchase
- d. Approve Transfers of Funds for GRF per Civil Code 5502
- e. Amend 37-1429.01-1, Golf Course Regulations
- f. Rescind 37-1429.02-1, Golf Course Rules
- g. Rescind 37-1487-1, Recreational Vehicle Lot (RVL) – Rules and Regulations

6. New Business

a. Capital Funding

- i. Additional Front Gate RFID Purchase

Motion: To approve an additional RFID reader, a mobile workstation, printer, and scanner for the Main Gate Entrance to improve traffic flow at a cost not to exceed \$19,905 Capital Funding and have the President sign the contract.

b. Operational Funding

- i. Phone System Change of SIP Provider

Motion: To approve a one-time cost of \$359.25 and a monthly baseline cost of \$948.80 a month Operating Funding from Edge Communications and authorize the President to sign the contract.

c. Reserve Funding

- i. Replacement of Service Maintenance Utility Vehicles

Motion: To approve the purchase ten (10) Big-Foot utility vehicles with utility boxes and ladder racks from Pape Material Handling at a total cost not exceeding \$345,500 Reserve funding and authorize the President to

sign the contract.

ii. Network Switch Replacement

Motion: To approve the replacement of the network switches for Hummingbird Networks for \$8,112.50 Reserve Funding and authorize the President to sign the contract.

d. Governing Documents

i. Amend 70-1406-1, Limitations on Use of Trust Property-Rules

Motion: To amend 70-1406-1, Limitations on Use of Trust Property – Rules, extending the ages of guests permitted to use the game room, and redesignating the rule as 37-1406-1, Limitations on Use of Trust Property.

ii. Amend 13-5092-1, Code of Ethics

Motion: To amend 13-5092-1, Code of Ethics, changing language throughout.

iii. *Tentative Vote:* Amend 48-1937-1, Parking Rules

Motion: To amend 48-1937-1, Parking Rules as presented, pending a 28-day notification to the members and a final decision by the GRF Board of Directors on April 23, 2024.

iv. *Tentative Vote:* Amend 10-2000-2, Consolidated Fee Schedule

Motion: To amend 10-2000-2, adding fees for leasing garden plots, pending a 28-day notification to the members and a final decision by the GRF Board of Directors on April 23, 2024.

v. *Tentative Vote:* Amend 37-1447-1, Community Gardens-Rules

Motion: To amend 37-1447-1 Community Gardens-Rules, renumbering it as 37-1447-1, pending a 28-day notification to the members and a final decision by the GRF Board of Directors on April 23, 2024.

vi. *Tentative Vote:* Amend 13-5093-1, Authorized Resident Rules of Conduct-Rules

Motion: To amend 13-5093-1, Authorized Resident Rules of Conduct, Rules, changing its title to Code of Conduct, Rules, pending a 28-day



notification to the members and a final decision by the GRF Board of Directors on April 23, 2024.

7. Next Meeting Date

- Tuesday, April 23, 2024, at 10:00 a.m. – Clubhouse Four

8. Adjournment

Please always be 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. **Members must adhere to these protocols, and/or who become 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 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.

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



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

COMMITTEE ACTION REQUEST

TO: GRF BOARD OF DIRECTORS
FROM: EXECUTIVE MANAGER
SUBJECT: ACCEPTANCE OF THE JANUARY 2024 FINANCIAL STATEMENTS
DATE: MARCH 26, 2024
CC:

Following a review of the financial statements, in accordance with Policy 40-5115-3 and all applicable sections of the Civil Code 5500,

Recommendation:

To accept for audit and forward to the Golden Rain Foundation Board the interim financials as presented by the Executive Manager and reviewed by the Administration Committee for the month ending January 31, 2024. These show a monthly income of \$354,541.25 and a year-to-date income of \$354,541.25. The reserves are funded through January 31, 2024. As of January 31, 2024, the operating fund has a balance of \$597,667.00, which represents 29% of monthly budgeted operating expenses. The capital fund has a balance of \$1,786,051.82, and the reserve fund has a balance of \$11,813,083.47.



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Leisure World, Seal Beach

FINANCIAL DASHBOARD (PAGE 1 OF 2) – JANUARY 31, 2024

Comparative Fund Balances - Cash

FUND	CURRENT MONTH	PREVIOUS MONTH	PERCENTAGE CHANGE
Operating	\$597,667.00	\$478,903.15	24.80%
Capital	\$1,786,051.82	\$1,961,155.24	-8.93%
Reserve	\$11,813,083.47	\$11,682,501.39	1.12%
TOTAL	\$14,196,802.29	\$14,122,559.78	0.53%

Income and Expense

	MONTH TO DATE	BUDGET (MONTH)	VARIANCE	YEAR TO DATE	BUDGET (YEAR)	VARIANCE
Income	\$2,127,463.13	\$2,002,630.84	\$124,832.29	\$2,127,463.13	\$2,002,630.84	\$124,832.29
Expense	\$1,772,921.88	\$2,002,630.84	\$229,708.96	\$1,772,921.88	\$2,002,630.84	\$229,708.96
Variance - Dollars			\$354,541.25			\$354,541.25
Variance - Percentage			17.70%			17.70%



Golden Rain Foundation

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Leisure World, Seal Beach

FINANCIAL DASHBOARD (PAGE 2 OF 2) – JANUARY 31, 2024

Variations of Note - Income

GL	DESCRIPTION	VARIANCE (CURRENT MONTH)	PERCENTAGE	VARIANCE (YEAR TO DATE)	PERCENTAGE	NOTES
5395000-000	Rental Income	(\$55,806.66)	-44.70%	(\$55,806.66)	-44.70%	Negative Variance due to splitting out of On Site Sales Rental Income
5395100-000	On Site Sales Rental Income	\$22,669.20	N/A	\$22,669.20	N/A	Unbudgeted for 2024, but combined with prior GL still shows lower sales than forecasted.
5891000-000	SRO Labor Recovery	(\$9,786.43)	-8.70%	(\$9,786.43)	-8.70%	Recovery of costs lower than forecaste

Variations of Note - Expense

GL	DESCRIPTION	VARIANCE (CURRENT MONTH)	PERCENTAGE	VARIANCE (YEAR TO DATE)	PERCENTAGE	NOTES
6100000-000	Salaries and Wages	\$292,716.86	31.73%	\$292,716.86	31.73%	2 pay periods in the month; positive variance partially offset with expenses in ODO and IC Fees GL
6213100-000	ODO Contracted Hours	\$27,437.22	48.78%	\$27,437.22	48.78%	Increased staffing due to gate system upgrade in January; tracking split between this and Agency/Independent Contractor Fees
6213200-000	Agency/Independent Contractor Fees	(\$20,249.59)	N/A	(\$20,249.59)	N/A	This item combined with above item nets out to be a smaller positive variance overall against budget
6731000-000	Property & Liability Insurance	(\$98,778.20)	-126.95%	(\$98,778.20)	-126.95%	Insurance Package over budget for the year
6420100-000	Electricity	\$6,683.50	17.16%	\$6,683.50	17.16%	Seasonal Usage lower than anticipated
6424100-000	Trash	(\$1,975.84)	-16.02%	(\$1,975.84)	-16.02%	Charges above the forecasted budget
6425100-000	Natural Gas	(\$1,257.55)	-21.56%	(\$1,257.55)	-21.56%	Seasonal Usage higher than anticipated



Golden Rain Foundation

Golden Rain Foundation

Leisure World, Seal Beach

COMMITTEE ACTION REQUEST

TO: GRF BOARD OF DIRECTOR
 FROM: EXECUTIVE MANAGER
 SUBJECT: RESERVE FUNDS INVESTMENT PURCHASE
 DATE: MARCH 26, 2024
 CC:

Investment Activity – January 31, 2024

Investment Portfolio - All Funds						
1/31/2024						
Financial Institution & Type	Contingency Operating Fund	Reserve Fund	Capital Improvement Fund	General Operating Fund	Total Funds	Uninsured Funds
Morgan Stanley - Cash	-	2,029	-	-	2,029	-
Morgan Stanley - Deposits	-	2,976,054	-	-	2,976,054	-
Morgan Stanley - CDs	-	2,250,000	-	-	2,250,000	-
US Bancorp CDs	-	3,751,684	360,000	-	4,111,684	-
US Bank - Money Market	-	2,833,316	1,417,100	328,569	4,578,985	-
Total Funds	-	11,813,083	1,777,100	328,569	13,916,723	-
Total Liquid Funds		2,835,345	1,417,100			
Maturing Investments Mar 24		1,255,000	-			
Pending Authorized Purchases		-	-			
Commitments as of 1/31/24		(1,078,161)	(700,612)			
Cushion ¹		(750,000)	(1,000,000)			
Available for Investing		2,262,184	-			

¹On 7/19/2021, the Finance Committee established a lower liquid threshold of \$1M to be maintained in the capital fund.

Recommendation:

I move to authorize the purchase of brokered CDs through US Bank Corp for \$2,262,184 with terms ranging from three (3) to eighteen (18) months at the prevailing interest rates at the time of purchase and at the discretion of the financial advisors.



BOARD ACTION REQUEST

DATE: MARCH 26, 2024
TO: GRF BOARD OF DIRECTORS
FROM: EXECUTIVE MANAGER
BOARD ACTION: AUTHORIZE TRANSFERS OF FUNDS FOR GRF PER CIVIL CODE 5502

Recommendation:

To authorize the following transfers of funds for the period between February 17, 2024 and March 16, 2024:

* * *

Date	Check Number	Vendor	Amount
03/07/2024	4571	J&J Landscaping, Inc.	\$11,200.00
03/12/2024	2052	Always Green Turf	\$11,614.50
02/27/2024	2048	Hutton Painting Inc.	\$11,900.00
02/27/2024	EFT	Trumbull Insurance Company	\$13,121.27
02/20/2024	EFT	Athens Services	\$14,309.17
03/12/2024	2051	Pacific 3 Electric, Inc	\$14,398.00
03/07/2024	4571	J&J Landscaping, Inc.	\$14,900.00

02/27/2024	2045	Penn Corporate Relocation Services	\$16,119.16
02/27/2024	4545	Passport Labs,Inc	\$18,000.00
02/20/2024	2044	Penn Corporate Relocation Services	\$21,593.44
03/11/2024	EFT	Empower Trst Company,LLC	\$22,051.31
02/26/2024	EFT	Empower Trst Company,LLC	\$22,374.26
02/20/2024	EFT	Preferred Employers	\$24,934.00
03/12/2024	4621	Off Duty Officers,Inc.	\$27,920.95
02/27/2024	4550	Off Duty Officers,Inc.	\$30,986.83
03/07/2024	EFT	ADP, Inc.	\$32,262.57
02/22/2024	EFT	ADP, Inc.	\$32,301.14
03/12/2024	4593	City of Seal Beach	\$67,127.24
02/22/2024	EFT	ADP, Inc.	\$74,905.19
03/07/2024	EFT	ADP, Inc.	\$77,961.17
03/05/2024	4553	Anthem Blue Cross	\$113,333.34
03/07/2024	4570	Innovative Cleaning Serv	\$135,209.06
03/12/2024	4618	Innovative Cleaning Serv	\$135,209.06
03/07/2024	4581	Certified Roofing Applicators, Inc.	\$174,860.00
02/29/2024	EFT	First Insurance Funding	\$185,181.83
02/19/2024	EFT	Transfer to US Bank - Reserve Checking - 8; Funding to cover expenses	\$200,000.00
03/07/2024	EFT	Transfer to US Bank - Restricted MM - 0665; Jan 24 Reserve Contribution	\$210,950.00
03/07/2024	EFT	Transfer to US Bank - Money Market - 0931; replenish funds used for monthly expenses	\$250,000.00
02/28/2024	EFT	Transfer to US Bank - General - 6144; Replenish fund	\$250,000.00
02/22/2024	EFT	Pay To Employees 02-23-24	\$285,233.36
02/20/2024	EFT	Transfer to US Bank - Payroll - 1219; 2/23 payroll	\$287,800.00
03/07/2024	EFT	Pay to Employees 03-08-24	\$295,624.29
03/06/2024	EFT	Transfer to US Bank - Payroll - 1219; Fund Payroll 03/08/24	\$312,000.00
02/29/2024	EFT	First Insurance Funding	\$317,418.00



BOARD ACTION REQUEST

DATE: MARCH 26, 2024
TO: GRF BOARD OF DIRECTORS
FROM: MEMBER SERVICES COMMITTEE
ACTION: AMEND 37-1429.01-1, GOLF COURSE REGULATIONS

Committee Approval:

At its March 12, 2024, meeting, the Member Services Committee recommended the GRF Board of Directors amend 37-1429.01-1, Golf Course Regulations, renumbering it 37-1429-1, and retitling it Golf Course Rules and Regulations.

Background:

The GRF Board last amended policy 37-1429.01-1, Golf Course Regulations, on March 22, 2022. To consolidate rules to facilitate resident searches, the Administration Committee recommends combining policy 37-1429.02-1, Golf Course Rules, with policy 37-1429.01-1, renaming it 37-1429-1, Golf Course Rules and Regulations. The red copy contained within the presented rule is language directly transferred from 37-1429-02-1. The black copy is the language originally in 37-1429-01-1.

Fiscal Impact:

No predicted fiscal impact.

Recommendation:

I move to amend 37-1429.01-1, Golf Course Regulations, renumbering it 37-1429-1, and renaming it Golf Course Rules and Regulations.

Golf Course Regulations



All residents pay for the upkeep and maintenance of the golf course and, except for tournaments, have equal rights to play without discrimination, whether or not they are members of a golf club.

1. RULES

- 1.1. The golf course is for Authorized Residents (ARs) only. No visitors are permitted.
- 1.2. Each person playing golf must have his/her own clubs.
- 1.3. All players must come to the starters' window and register for each round of golf.
- 1.4. Practice, prior to the opening of the golf course in the morning, shall be confined to the designated greens adjacent to the Golden Rain Road. Players are not to practice when the practice greens are closed for ground maintenance, during rain, when frost is on the ground, or at any other time when such practice will be injurious to the turf.
- 1.5. Players must use a tee in the teeing area.
- 1.6. Players must repair all ball marks on the greens and replace divots.
- 1.7. Players may not play more than one ball.
- 1.8. Practice pitching to any playing green is not permitted. This includes the practice of putting green, except as provided in Rule 1.4 above.
- 1.9. Slow players must permit faster players to play through.
- 1.10. Retrieving golf balls from the lake is not permitted.
- 1.11. The golf course starters have full control of play on the course at all times.
- 1.12. Golf-style athletic shoes must be worn on the golf course at all times.
- 1.13. Players may not wear metal-spiked golf shoes on the golf course and greens.
- 1.14. No dogs are allowed on the golf course.
- 1.15. AR motorized carts of any kind are not allowed on the golf course.
- 4-1.16. ARs not playing shall not cross the golf course.

2. TOURNAMENTS

- 2.1. All tournaments scheduled for each calendar year shall be submitted to the Recreation Department Head (RDH) for approval at least one (1) month prior to the beginning of the calendar year.
- 2.2. Any deviation from established and approved schedules shall be submitted to the RDH for approval sixty (60) days prior to the proposed change of date. Should an unscheduled special event be desired, this shall also be submitted to the RDH for approval sixty (60) days prior to the date of the event.
- 2.3. The men's golf club shall be limited to one (1) tournament per calendar month, to be played on the 2nd Wednesday of the month.
- 2.4. Guys and Dolls tournaments shall be limited to (1) one per calendar month, to be

Golf Course Regulations



played on the 3rd Wednesday of the month.

- 2.5. The ladies' golf club shall be limited to one tournament per week, to be played each Tuesday.
 - 2.6. Starting time for all tournaments will be 7:30 a.m. Tournaments with a "shotgun start" shall be afforded a starting time to accommodate a luncheon or dinner activity as part of the tournament.
 - 2.7. Once a tournament has started, the golf course will be turned over to the tournament players and will remain in their possession until all tournament players have started their second round, if needed.
 - 2.8. When the golf course is closed for repairs, rain, etc., tournaments will be cancelled and may not be shifted to another day of the week or month involved.
- 3. Job assignments of the starters and other employees are the prerogative of the RDH. Employees are not to be asked to perform other duties without the written approval of the RDH. Collecting dues, writing receipts, and/or other duties for clubs are not allowed.
 - 4. Pre-practice, prior to the opening of the golf course in the morning, shall be confined to the area adjacent to Golden Rain Road. Players are not permitted to practice chip shots onto the greens at any time. Players are not to practice during rain, when frost is on the ground, or at any other time when such practice will be injurious to the turf.
 - 5. The golf course will be open at 7:30 a.m. Closing time will be determined administratively.

Document History

Adopted: 20 May 69	Amended: 21 Dec 76	Amended: 16 May 78
Amended: 18 Apr 80	Amended: 18 Oct 83	Amended: 18 Jul 89
Amended: 20 Oct 92	Amended: 17 Nov 98	Amended: 15 Dec 98
Amended: 08 Feb 17	Amended: 02 May 18	Amended: 03 Jul 18
Amended: 23 Jul 19	Amended: 22 Mar 22	

Keywords: Golf Course Tournament Hours Recreation



BOARD ACTION REQUEST

DATE: MARCH 26, 2024
TO: GRF BOARD OF DIRECTORS
FROM: MEMBER SERVICES COMMITTEE
ACTION: RESCIND 37-1429.02-1, GOLF COURSE RULES

Committee Approval:

At its March 13, 2024, meeting, the Member Services Committee recommended the GRF Board of Directors rescind policy 37-1429.02-1, Golf Course Rules.

Background:

Policy 37-1429.02-1, Golf Course Rules, was last amended on December 21, 2021, by the GRF Board. Administration recommends rescinding this policy and transferring its contents to policy 37-1429-1, Golf Course Regulations, to facilitate the search of golf course rules for residents.

Fiscal Impact:

No predicted fiscal impact.

Recommendation:

I move to rescind policy 37-1429.02-1, Golf Course Rules.



Golf Course Rules

The following rules will be posted and are to be observed by all players:

1. The golf course is for Authorized Residents (AR) only. No visitors are permitted.
2. Each person playing golf must have his/her own clubs.
3. All players must come to the starters' window and register for each round of golf.
4. Practice, prior to the opening of the golf course in the morning, shall be confined to the designated greens adjacent to the Golden Rain Road. Players are not to practice when the practice greens are closed for ground maintenance, during rain, when frost is on the ground, or at any other time when such practice will be injurious to the turf.
5. Players must use a tee in the teeing area.
6. Players must repair all ball marks on the greens and replace divots.
7. Players may not play more than one ball.
8. Practice pitching to any playing green is not permitted. This includes the practice of putting green, except as provided in Rule 4 above.
9. Slow players must permit faster players to play through.
10. Retrieving golf balls from the lake is not permitted.
11. The golf course starters have full control of play on the course at all times.
12. Golf-style athletic shoes must be worn on the golf course at all times.
13. Players may not wear metal-spiked golf shoes on the golf course and greens.
14. No dogs are allowed on the golf course.
15. AR motorized carts of any kind are not allowed on the golf course.
16. ARs not playing shall not cross the golf course.



Golf Course Rules

Document History

Adopted:	18 Jul 89	Amended:	19 Oct 93	Amended:	21 Oct 97
Amended:	19 Apr 05	Reviewed:	08 Feb 17	Reviewed:	03 May 18
Reviewed:	03 Jul 18	Amended:	23 Jul 19	Amended:	23 Feb 21
Amended:	21 Dec 21				

Keywords: Golf Course Rules Recreation



BOARD ACTION REQUEST

DATE: MARCH 26, 2024
TO: GRF BOARD OF DIRECTORS
FROM: MEMBER SERVICES COMMITTEE
ACTION: RESCIND 37-1487-1, RECREATIONAL VEHICLE LOT (RVL) – RULES & REGULATIONS

Committee Approval:

At its March 12, 2024, meeting, the Member Services Committee recommended the GRF Board of Directors rescind policy 70-1487-1, Recreational Vehicle Lot (RVL) Rules and Regulations.

Background:

On its April 4, 2022 meeting, the Recreation Committee moved to rescind policy 70-1487-1, Recreational Vehicle Lot (RVL) – Rules & Regulations in order to adopt 70-1487-1B, Recreational Vehicle Lot (RVL) – Rules & Regulations. Policy 70-1487-1B was adopted on August 23, 2022; however, 70-1487-1 was never sent to the GRF Board to be rescinded.

Fiscal Impact:

No predicted fiscal impact.

Recommendation:

I move to rescind policy 70-1487-1, Recreational Vehicle Lot (RVL), Rules & Regulations.



Recreational Vehicle Lot (RVL) – Rules and Regulations

Renter/Lessee, (R/L), must follow all rules and is subject to any consequences for failure to do so. The Member/Owner, (M/O), is ultimately responsible for the behavior and actions of their R/L and will be held responsible for any fees, fines or disciplinary consequences incurred by the R/L. See Policy 30-5093-1, Shareholder Code of Conduct.

1. RECREATIONAL VEHICLE LOT (RVL) GENERAL USE CONDITIONS:

- 1.1. The RVL and its facilities shall be maintained for the benefit of all Golden Rain Foundation (GRF) Authorized Residents (A/R) in good standing, (Member/Owner, Co-occupant, Qualified Permanent Resident, and Mutual Renter/Lessee [R/L]) per the terms and conditions of the Trust Agreement, GRF Bylaws, and Policies. “Good standing” means that Members may not be delinquent on any assessment (more than 30 days), and related charges, fees or fines as verified by Stock Transfer and Finance Departments, for the storage of their Qualifying Recreational Vehicle(s) (QRV).
- 1.2. If the M/O subsequently rents their apartment, the M/O forfeits the right to retain their space and must notify the Recreation Department and remove their vehicle immediately.
- 1.3. If the R/L has leased a space in the RVL, the lease shall be terminated immediately upon termination of their tenancy in the M/O’s unit.
- 1.4. The M/O is ultimately responsible for the behavior and actions of their R/L and will be held responsible for any fees, fines or disciplinary consequences incurred by the R/L. See Policy 30-5093-1, Member Code of Conduct.
- 1.5. The Recreation Department has the primary responsibility for administration, governance and coordination of maintenance issues for the RVL. The RVL is authorized by the (GRF) Board of Directors (BOD). For information or maintenance issues in regard to the RVL, call the RVL Attendant at (562) 431-6586 ext. 373.
- 1.6. Annual lease fees may increase at the time of renewal.

2. Except where otherwise defined and or approved by GRF policies, QRV will be define in accordance with California Health and Safety Code (CHSC) 18010 as follows:

“Recreational Vehicle” means both of the following:

- 2.1. A motor home, camper van, travel trailer, truck camper, camping trailer, with or without motive power, designed for recreational purposes, emergency, or other occupancy that meets all of the following criteria:
 - 2.1.1. It contains less than 320 square feet of internal living room area, excluding built-in equipment, including, but not limited to wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms
 - 2.1.2. It contains 400 square feet or less of gross area measured at



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maximum horizontal projections

2.1.3. It is built on a single chassis

2.1.4. It is either self-propelled, truck mounted, or permanently towable on the highways without a permit, i.e., car caddy

2.2. A park trailer, as defined in Section 18009.3 (CHSC).

3. The following QRV's solely owned by an A/R and registered by the Department of Motor Vehicles (DMV) are eligible to be placed in a leased GRF RVL space. All vehicles **must be in operating condition**:

3.1. Travel Trailers 13 to 40 feet in length

3.2. Fifth wheel trailers 15 to 40 feet in length

3.3. Folding camp trailers

3.4. Class A recreational motor home, built on a truck chassis with a gasoline or diesel engine

3.5. Class C recreational motor home, built on a modified van chassis and usually overhangs the cab

3.6. Class B conversion van camper (may have a raised roof)

3.7. Boats on trailers (personal watercraft i.e. jet skis, Sea Doos or similar vessels

3.8. Empty boat trailers are allowed to park in the lessee's leased space. The trailer and boat must be inspected together at the initial inspection and subsequently every six months (semi-annually)

3.9. Box trailers used solely for recreational purposes. No storage or workshops are permitted inside box trailers. Any QRV inside of a box trailer must be operational at all times; in working order and ready to use. Box trailers are subject to random inspection

4. The following described vehicles are **NOT** permitted to be placed in a leased QRV space and may be towed away at the Member's expense upon approval of the GRF BOD. The QRV **MUST BE** used primarily for the purpose for which it was designed.

4.1. RV of former GRF Members

4.2. Flat-bed trailers of dimensions greater than 7 feet wide or 10 feet long (including the tongue)

4.3. Non-commercially manufactured QRVs and trailers

4.4. Commercial rental, or similar type, open or closed trailers



Recreational Vehicle Lot (RVL) – Rules and Regulations

- 4.5. Any eligible (as described in Section 2) DMV registered RV, passenger or commercial vehicle converted into a storage unit
- 4.6. Any trailer (other than flat-bed trailers described in Section 2) used to transport cargo that was not intended by the manufacturer for recreation.
- 4.7. RV not currently registered with GRF Recreation Department

- 5. All GRF approved QRV must be in operating condition at ALL times and shall be required to display current on-street/highway registration, of any state, on the license plate.
 - 5.1. Vehicles must be moved out of the lot and inspected annually.
- 6. Only a GRF approved QRV, registered solely to GRF Member(s) will be given a one year RVL lease. The GRF Member(s) will provide the following information at the time of the initial application within 30 days of their QRV registration renewal:
 - 6.1. A valid GRF Member's State issued driver's license
 - 6.2. Proof of appropriate liability insurance with the GRF Member's name as the primary insured
 - 6.3. Vehicle registration papers with the GRF Member(s) name as sole owner
 - 6.4. The current GRF Member's identification card
 - 6.5. Current emergency contact information

Non-compliance with the above will result in cancellation of the lease in the RVL, towing of the QRV and/or disciplinary action.

- 7. Any changes in the QRV ownership, GRF Member's address, insurance, phone number, emergency contact or license plate number of the QRV, must be reported to Recreation Department within seven (7) days of the change. Written notification shall be mailed, or delivered by hand to: **Golden Rain Foundation P.O. Box 2069, Seal Beach, CA, 90740**. The Recreation Department will acknowledge receipt of the documents in writing.
- 8. Non-compliance with any rule or regulation contained in this policy may result in cancellation of the RVL lease, towing of the QRV and/or disciplinary action.
- 9. Spaces in the RVL will be assigned by the GRF Recreation Department on a first come, first served basis, one vehicle per space, at its sole discretion. A maximum of one space per Leisure World address will be assigned. Spaces will be assigned by the length of the vehicle in order to make the best use of the available spaces. Space assignments are subject to change upon notification. QRV shall only be parked within the footprint of the assigned space. A car caddy, as described in Section 2, may be parked with a motorhome if space allows. QRV not parked in their assigned space will be subject to tow at Member's expense (See Policy 80-1937-1) and/or the Member may be subject



Recreational Vehicle Lot (RVL) – Rules and Regulations

- to disciplinary action.
10. No structures of any kind may be erected on the leased space (i.e., tents, portable garages, shed, unauthorized storage units, etc.). Only one (1) GRF pre-approved storage unit may be placed in the space. A list of approved storage units can be obtained from the RVL Attendant.
 11. The Recreation Department may request that GRF approved QRV will be moved as required for maintenance of the RVL. When a ten (10) day notice has been issued, and if the QRV has not been moved, Staff may move the QRV or have the vehicle moved or towed. All costs incurred will then be charged to the GRF Member leasing the space.
 12. Annual billing will be sent to every lessee in the RVL prior to June 1st. A prorated refund will be given only if the space is cancelled by GRF during the lease period.
 13. The RVL access shall only be granted to those GRF Members having a RVL lot lease. A maximum of one key and one remote per space will be issued. Keys and remotes are the property of the GRF and are issued by the RVL Attendant upon signing a lease for a space. The GRF Member will be the only one issued a key and remote for access to the RVL. The GRF Member may not give or loan their key or remote to anyone. **Non-residents will not be allowed entry into the RVL without the GRF Member being present. The GRF Member must remain with the guest during the duration of their time in the RVL. All QRV will need to be driven or towed off of the lot by the Lessee. Authorization for entry letters will not be allowed. The Lessee is responsible for their guests at all times.**
 14. The Recreation Department will charge a deposit for the key and remote. This fee is refundable upon key and remote return to the GRF Recreation Department. Altering or reprogramming remotes or duplicating the key, will result in disciplinary action and/or the termination of the RVL lease and/or tow of the QRV. **No one without a QRV in the RVL shall have a remote or key. Anyone using same will be removed from the RVL, have the remote and key taken and will no longer be allowed in the RVL, even as a guest.**
 15. A current copy of the *Recreational Vehicle Lot (RVL) Rules and Regulations Policy 70-1487-1 and Fees and Fines for the 70-1487-2*, will be issued to the responsible party of the leased space at the time of application. The GRF Recreation Department will notify the GRF Member when Policy 70-1487-1 or 70-1487-2 are revised by the GRF.
 16. The GRF BOD has authorized the Policy/Parking Review Violation (PRV) Panel to review all citations specific to the RVL, Policy 70-1487-1, and has authorized the GRF Recreation Department to strictly enforce the GRF RVL Policy 70-1487-1 and 70-1487-2 noted herein. The GRF BOD has authorized the Recreation Department to tow or remove vehicles or property in violation of this policy, from the RVL at the member's expense. Any exceptions to Policy 70-1487-1. or 70-1487-2 require the written approval of the Executive Director or designee and BOD President of the Golden Rain Foundation. Member violation citation records shall be kept for three (3) years. The GRF BOD has established penalties for violations and has noted them on the fine

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

- schedule in Policy 70-1487-2. Penalties may be greater for repeated violations within a three (3) year period.
17. It is prohibited to allow QRV slide outs to be extended. Exception: when using the charging station.
 18. It is prohibited to operate a generator in an unattended QRV. When the GRF Security or RVL Staff observes an infraction of this rule, the QRV will be issued a citation. The GRF Staff will attempt to notify the owner to shut it off.
 19. If a QRV is occupied (lived in) while it is parked in the RVL, the responsible GRF Member will be subject to disciplinary action by the GRF PRV Panel. This violation may terminate the lease and/or tow of the QRV.
 20. The speed limit within the RVL is five (5) miles per hour.
 21. Drivers must observe established roadways. NO driving through or across any unoccupied spaces is permitted.
 22. Drivers must follow the natural angle of entry and departure to and from their space.
 23. Drivers shall not short the acute angle, nor cross lines or marked corners.
 24. No off road vehicles are to be driven in the lot at any time, but the GRF Member may load and unload them from their trailer.
 25. All vehicles stored in the RVL must be operational at all times. Operational is defined as "in use, in working order or ready to use."
 26. No QRV stored in the RVL shall be on a planned non-operation (PNO) status.
 27. All QRV leasing a space in the RVL must have a valid GRF RVL use ID sticker, clearly placed on the vehicle.
 28. Members shall not engage in any conduct that creates a nuisance or otherwise interferes with the use and enjoyment of other Members' spaces or adjacent residences.
 29. All of the conditions of the Lease must be followed at all times.
 30. The use of the Dump station is for Lessees only and all posted procedures shall be strictly followed. An exception may be granted at the discretion of the RD.
 31. No repairs of any kind shall take place at the charging station.
 32. QRV listed for sale shall be approved by the RVL Attendant and posted on the bulletin board by the lot entrance. All sales must be by the owner only. No second party or broker sales will be allowed in the RVL. No "For Sale" signs are to be posted on the QRV.
 33. Anyone selling a QRV that belongs to another can have their RVL privileges suspended or revoked and their lease canceled and/or the QRV towed.
 34. No pets are allowed in the RVL other than to transfer the pet from one vehicle to the

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

- other.
- 35.** The pedestrian gate must be locked immediately after passing through at all times.
 - 36.** Guests shall not drive or leave their vehicles in the RVL at any time. This includes golf carts.
 - 37.** Spaces are NOT transferrable. If a QRV is replaced for the same type and size, then a Lessee can maintain their space, but the Lessee must notify the RVL Attendant and update their paperwork. If the QRV is smaller, it may result in a mandatory space change.
 - 38.** If the Lessee sells their vehicle, that space is not transferable. If the buyer is an A/R and is requesting a space in the RVL, they must be added to the waiting list in the chronological order of the request.
 - 39.** Lessees are required to keep the area around their QRV clean and free of debris and clutter at all times.
 - 39.1.** All trash is to be placed in trash containers
 - 39.2.** No debris shall be tossed onto the ground
 - 39.3.** No hazardous materials are to be disposed of in the RVL (i.e., batteries, tires, anti-freeze and other vehicle fluids)
 - 39.4.** Lessees should be conscious of standing water and make every effort to avoid this (i.e., drain plug pulled, covers taut, etc.)
 - 39.5.** Tarps and covers must not be frayed or torn or create an appearance of neglect
 - 40.** It is prohibited to level, support or raise QRV, trailers or vehicle frames with anything other than permanently installed jacks.
 - 41.** Wheel chocks, planks, bricks, wheel covers, etc., are not to be abandoned in an unoccupied space. Abandoned materials may be discarded by the GRF RVL Staff, without notice to the A/R.
 - 42.** Damage caused to GRF property or another Lessee's property must be reported to the RVL Attendant immediately or in his/her absence to the Security Department, and liability will be assumed by the damaging party. Failure to do so may result in immediate accordance with the California DMV Code Section 20002.
 - 43.** No unapproved work or maintenance shall be done to any vehicle while in the RVL, unless provided by Policy 70-1487-2.
 - 44.** One vehicle may remain in the Lessee's space when the QRV is being used on a trip. The vehicle must have a valid GRF Security issued decal on their windshield. No GRF Member visitor passes are allowed. A Lot use pass must be obtained from the RVL Attendant and posted on the dashboard of the vehicle during the A/R's trip.



BOARD ACTION REQUEST

DATE: MARCH 26, 2024
TO: GRF BOARD OF DIRECTORS
FROM: FACILITIES COMMITTEE
ACTION: CAPITAL FUNDING REQUEST: ADDITIONAL FRONT GATE RFID PURCHASE

Committee Approval:

At its March 19, 2024, special meeting, the Facilities Committee recommended the GRF Board approve an additional RFID reader, a mobile workstation, printer, and scanner for the Main Gate Entrance to improve traffic flow at a cost not to exceed \$19,905 Capital Funding and to have the President sign the contract.

Background:

At its February 6, 2024, meeting, the Facilities Committee reviewed and discussed Urban Crossroads' initial proposal to modify the traffic flow after the main gate to reduce conflicts and improve vehicle flow. The Committee consented to a modified version of that proposal that would likely improve vehicular entry while eliminating the need for a traffic officer.

The Committee asked Urban Crossroads to modify their proposal and provide a modified traffic flow diagram consistent with these guidelines:

1. The traffic diagram is to focus only on the intersection immediately following the main gate entry.
2. The right entry lane will be equipped with an RFID reader, allowing RFID-equipped vehicles to enter either lane.
3. The left entry lane will be equipped with a portable, battery-powered scanner/printer/computer station, allowing visitors to enter either lane.
4. Southbound vehicles on Del Monte must turn right onto westbound Golden Rain.
5. Northbound vehicles on Del Monte opposite On-Site Sales must turn left onto Golden Rain.
6. The vehicles entering through the main gate to the right of the lane island may not turn left.
7. The vehicles entering through the main gate to the left of the lane island may not turn right.
8. The traffic flow and parking spaces in front of On-Site Sales remain as it is currently.

At its Special Meeting, the Committee recommended to continue reviewing changes drafted by Urban Crossroads regarding the flow of traffic after the main gate. However, the committee opted to recommend installing an RFID reader including mobile workstation, printer, and scanner at the

Main Gate Entrance at the lane to the right of the entry island to improve traffic during high usage times.

Fiscal Impact:

Additional funding from Capital will be required to implement the additional RFID reader and portable electronics.

Recommendation:

I move to approve an additional RFID reader, a mobile workstation, printer, and scanner for the Main Gate Entrance to improve traffic flow at a cost not to exceed \$19,905 Capital Funding and have the President sign the contract.



BOARD ACTION REQUEST

DATE: MARCH 26, 2024
TO: GRF BOARD OF DIRECTORS
FROM: OPERATIONS COMMITTEE
ACTION: OPERATING FUNDING REQUEST: PHONE SYSTEM CHANGE OF SIP PROVIDER

Committee Approval:

At its March 7, 2024, meeting, the Operations Committee recommended the GRF Board of Directors approve a one-time cost of \$359.25 and a monthly baseline cost of \$948.80 a month from Operational Funding to Edge Communications and authorize the President to sign the contract.

Background:

The GRF Phone system has been hosted by FTS Broadband for several years at a cost of \$5,265 a month, or \$63,180 annually. This cost covers the hosted phone system and the Session Initiation Protocol (SIP) trunks, a digital method for making and receiving phone calls over an internet connection.

The phone system has been replaced. The last part to migrate is changing the SIP provider to another provider/carrier. Staff recommends ending the SIP service with FTS Broadband and using Edge Communications, another provider/carrier.

Costs are as follows:

- Edge Communications \$948.80 (unlimited LD included)
- Frontier \$899.40 (10,000 minutes LD included)

Fiscal Impact:

This change reduces costs 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. There is a recurring cost of \$948.80 monthly. (See Attached Quote). Note that the cost may fluctuate slightly higher in certain months based on international toll calls that are made.

Recommendation:

I move to approve a one-time cost of \$359.25 and a monthly baseline cost of \$948.80 from Operational Funding to Edge Communications and authorize the President to sign the contract.



BOARD ACTION REQUEST

DATE: MARCH 26, 2024
TO: GRF BOARD OF DIRECTORS
FROM: FACILITIES COMMITTEE
ACTION: RESERVE FUNDING REQUEST: REPLACEMENT SERVICE MAINTENANCE UTILITY VEHICLE

Committee Approval:

At its March 19, 2024, special meeting, the Facilities Committee recommended the GRF Board approve ten (10) Big-Foot utility vehicles with utility boxes and ladder racks from Pape Material Handling at a total cost not exceeding \$345,500. Reserve funding and authorize the President to sign the contract.

Background:

The current Cushman utility vehicles have been in service for twenty-four (24) to forty-two (42) years. The design of these older vehicles has proven valuable to the unique and varied needs of the Service Maintenance Department. As these vehicles have aged, many repair parts have become increasingly more difficult to source and costly. Some parts have become obsolete, which requires the fleet department to find ways to refurbish (where practical) those parts or find vendors to refurbish those parts. Repair costs and extended out-of-service time lengths also tremendously impact staff time.

In summary, the GRF Cushman utility vehicles have exceeded their projected useful life and need to be replaced. The GRF reserve study carefully considered the future need for the replacement of the Cushman utility vehicles. The fleet reserve study proposed replacing ten (10) of these vehicles per year over three (3) or more years beginning in 2024.

The Fleet Department was tasked with obtaining specifications and quotes for utility vehicles to replace the current Cushman utility vehicles used primarily by the Service Maintenance Department. Vehicles are required to travel on sidewalks, have weight-carrying capacity of 2,000 pounds, and be fitted with utility boxes and ladder racks. The vehicles quoted matched these requirements.

Specifications and a request for quotes for the purchase of ten (10) Li-ion electric utility vehicles with utility boxes and ladder racks were sent to three (3) different vendors. The quotes follow:

- Electric Car Sales, Long Beach, CA
Club Car Carryall 700 \$363,240.60
- Mars Cars, Huntington Beach, CA
Cushman Titan XD \$348,697.38
- Pape Material Handling, Industry, CA
Taylor-Dunn Big Foot \$345,438.96

Fiscal Impact:

Scheduled Reserve Funds -\$320,000.

Recommendation:

I move to purchase ten (10) Big-Foot utility vehicles with utility boxes and ladder racks from Pape Material Handling at a total cost not exceeding \$345,500, Reserve funding and authorize the President to sign the contract.



BOARD ACTION REQUEST

DATE: MARCH 26, 2024
TO: GRF BOARD OF DIRECTORS
FROM: OPERATIONS COMMITTEE
ACTION: RESERVE FUNDING REQUEST: NETWORK SWITCH REPLACEMENTS

Committee Approval:

At its March 7, 2024, meeting, the Operations Committee recommended the GRF Board of Directors approve the replacement of the network switches at a cost not to exceed \$8,113.00 Reserve Funding to Hummingbird Networks and authorize the President to sign the contract.

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 as we advance 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. The switches cannot identify 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 connected to the ports. These managed switches will also increase security, as the ports can be monitored and controlled.

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

Costs are as follows:

- Insight \$13,743.00
- Hummingbird \$7,751.12 (tax \$638.62, free shipping)
- BlueAlly \$10,563.00

Fiscal Impact:

\$8,113.00 (See Attached Quote).

Recommendation:

I move to approve the replacement of the network switches at a cost not to exceed \$8,113.00 Reserve Funding to Hummingbird Networks and authorize the President to sign the contract.



BOARD ACTION REQUEST

DATE: MARCH 26, 2024
TO: GRF BOARD OF DIRECTORS
FROM: MEMBER SERVICES COMMITTEE
ACTION: AMEND 70-1406-1, LIMITATION ON USE OF TRUST PROPERTY – RULES

Committee Approval:

At its March 12, 2024, meeting, the Member Services Committee recommended GRF Board of Directors amend policy 70-1406-1, Limitations on Use of Trust Property—Rules, expanding the ages of guests permitted to use the game room, and redesignating the rule as 37-1406-1, Limitations on Use of Trust Property.

Background:

Policy 70-1406-1, Limitations on Use of Trust Property, was last amended on October 26, 2021. Per the Member Services Committee Charter, “every two years, the Committee will review the rules/policies under its purview.”

The Committee has recommended the attached changes to include minor grammatical edits, policy number updates, and other minor changes.

Fiscal Impact:

No predicted fiscal impact.

Recommendation:

I move to amend 70-1406-1, Limitations on Use of Trust Property – Rules, expanding the ages of guests permitted to use the game room, and redesignating the rule as 37-1406-1, Limitations on Use of Trust Property.



Limitations on Use of Trust Property – Rules

Limitations have been placed on certain Golden Rain Foundation (GRF) Trust facilities. The Recreation Department (RD) is authorized to verify the status of any user and may enlist the Security Department (SD) and/or other agencies to enforce this policy.

1. THE FOLLOWING TRUST FACILITIES ARE PROVIDED ONLY FOR THE USE OF GRF AUTHORIZED RESIDENTS (ARs) IN GOOD STANDING:

- 1.1. Car wash;
1.2. Fitness Center (Policy 70-1466-1);
1.3. Golf course (Policy 7037-1429.01-1 & 7037-1429.02-1);
1.4. Lapidary room/art room/ceramics room
1.5. Aquatic Center (Policy 7037-1468-1);
1.6. Woodshops;
1.7. Multi-use Court;
1.8. Bocce Ball Court;
1.9. Library/
1.10. Knowledge and Learning Center;
1.11. RV Lot/1.8 Acres;
1.12. Golf hitting cage.

All other Trust facilities are provided for the use of GRF ARs in good standing and their guests who are at least eighteen (18) years old, except for private functions, and twelve (12) years old for use of table tennis. Guests of all ages are allowed in the Game Room. ARs must be present at all times when guests are using these facilities.

Caregivers may assist ARs who use the facilities and remain with them, but they may not use the above facilities themselves.

Special events take precedence when approved by the RD.

2. DUE TO SAFETY FACTORS, THE FOLLOWING LIMITATIONS MUST BE ADHERED TO:

- 2.1. Power equipment, such as the equipment used in the Lapidary Room, Woodshop, or Fitness Center, shall not be used except under the supervision of a RD approved attendant or supervisor;
2.2. Football, baseball, soccer, hockey, and other contact sports may not be played on GRF Trust property;
2.3. Risers may not be used for any activity; and
2.4. Use of skateboards, razor-type scooters, roller skates, hoverboards, Segways, roller blades or radio-controlled devices are prohibited on all Trust property.

Limitations on Use of Trust Property – Rules



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3. THE FOLLOWING LIMITATIONS MUST BE ADHERED TO FOR CRAFT FAIRS, FLEA MARKETS, RUMMAGE SALES, AND SWAP MEETS EXCLUDING THE GRF ARTS AND CRAFTS FESTIVAL: (POLICY 370-1480-1)

- 3.1. Activities listed above will not be allowed for a four- (4) week period prior to the GRF Arts and Crafts Festival;
- 3.2. The maximum number of tables allowed shall be approved by the RD;
- 3.3. All items for sale must be sold by GRF ARs; and
- 3.4. Operations will be monitored by the RD to ensure that all rules are followed.

4. QUALIFYING GRF CLUBS/ORGANIZATIONS MAY RESERVE CLUBHOUSE SPACE FOR THE PURPOSE OF CONDUCTING BINGO GAMES UNDER THE FOLLOWING CONDITIONS:

- 4.1. The Club or Organization must be exempted from the payment of the bank and corporation tax pursuant to California Penal Code Section 326.5;
- 4.2. All receipts from bingo games must be used for charitable purposes; Specifically, all profits from the game must be used to directly benefit shareholder/GRF ARs, in consideration of which the profits may be donated to various Leisure World charitable organizations;
- 4.3. GRF and specifically the Recreation Member Services Committee reserves the right to determine what organizations may be recipients of the profits in the case of a dispute;
- 4.4. No Club or Organization will be permitted to conduct bingo games more than twelve (12) hours per calendar month.

5. CLUBHOUSE RULES

The following rules are to be posted in all clubhouses for the information and guidance of all concerned:

- 5.1. Clubhouse lobbies will be available for reservations with RD head approval. Lobby furniture may only be moved by custodial staff;
- 5.2. Dining and kitchen facilities shall be cleaned by the reserving AR after being used- (Policy 7037-1411-1);
- 5.3. The regulation of the thermostats shall only be controlled by the custodian on duty;
- 5.4. Except for the BBQs, Clubhouse One (1) and Clubhouse Two (2) Picnic Areas shall be cleaned by the reserving AR after being used;:
- 5.5. BBQs will be cleaned by the custodians after surfaces have cooled down;
- 5.6. Malfunctioning and/or damaged equipment shall be reported to the custodian or the RD;
- 5.7. Items shall not be hung on window coverings or partitions at any time;



Limitations on Use of Trust Property – Rules

- 87 5.8. Only blue low tack painters’ tape shall be used to attach items to the walls – no
- 88 other type of adhesive is authorized. Push pins or tacks may be used to attach
- 89 items to the soundproofing panels. No push pins or tacks can be used on walls.
- 90 Any cost to repair will be charged to reserving party;
- 91 5.9. Items shall not be stored in any area of any Clubhouse without RD approval;
- 92 5.10. Decibel sound levels inside clubhouses and outdoor entertainment areas
- 93 should not exceed eighty (80) decibels and will be monitored by staff on duty;
- 94 5.11. Children under the age of eighteen (18) years shall remain under the constant
- 95 visual supervision of an adult;
- 96 5.12. No Smoking (Policy 7037-1412.02-1);
- 97 5.13. Only licensed Service or Emotional Support Animals, duly registered with Stock
- 98 Transfer, are permitted in or on Trust property. (Policy 5035-1023-1);
- 99 5.14. Power-driven mobility devices operated inside the clubhouses shall display an
- 100 authorized handicap decal issued by the SD. The vehicle shall be operated at
- 101 the lowest possible speed at all times within a clubhouse. Electric wheelchairs
- 102 are exempted;
- 103 5.15. Any person, persons or activities which disturb an event shall be brought to the
- 104 attention of the custodian or the SD;
- 105 5.16. All damages, repairs or unusual cleaning costs shall be the responsibility of the
- 106 reserving AR;
- 107 5.17. ARs shall notify the RD when a caterer will be used. (Policy 7037-1431-1);
- 108 5.18. No open flame/candles shall be used in Trust facilities.
- 109 5.19. GRF reserves the right to disallow the use of Trust property to any AR at any
- 110 time; and
- 111 5.20. GRF and custodial staff meal and break periods must be adhered to without
- 112 interruption (California Labor Laws).

6. SPECIFIC RULES OF CLUBS OR ORGANIZATIONS USING TRUST PROPERTY

Any club or organization using Trust property cannot make rules or regulations that conflict with the established rules and regulations of the GRF.

Neither the GRF, nor staff employed by the GRF, may become involved with enforcement of club or organization rules or regulations.

- 122 6.1. The Amphitheater will be available for use by recognized clubs and
- 123 organizations by reservation only (Policy 37-1412.02-1);
- 124 6.1.1. Dancing at the amphitheater performances is limited to the upper
- 125 platforms east and west of the stage.

7. USE OF CLUBHOUSE FACILITIES BY OUTSIDE ORGANIZATIONS

Limitations on Use of Trust Property – Rules



GRF ARs in good standing that belong to an organization outside of the community may be permitted to reserve a clubhouse facility, ~~if space is available~~ once each calendar year for an event by that organization, for a fee if space is available. ARs are responsible for the organizations' activities and shall ensure that the organization follows all established rules relating to Trust property use. In the event that more than one AR belongs to the same outside organization, that organization is still limited to one invitation per calendar year.

There will also be a non-refundable usage fee depending on the number of attendees. See policy 7037-1406-2.

7.1. No personal trainers are allowed in the Fitness Center unless approved by the RD and the Member Services Committee;

7.2.

8. GRF SPONSORED ACTIVITIES

Revenue-generating reservations must be approved by the ~~Recreation~~ Member Services Committee.

ARs are able to invite guests as long as the number of guests does not comprise a majority of the attendees.

9. HOURS

9.1. The clubhouses will be open for the use of ARs and guests accompanying them from 7:30 am to 10:00 pm.

9.2. Hours of operation for the Fitness Center, Golf Course, and Aquatic Center will be determined administratively;

9.3. Aquatic Center, The Fitness Center, and Golf Course, ~~and Aquatic Center~~ will be closed Thanksgiving, Christmas, and New Year's Day;

9.4. Any Trust facility may be closed at any time for maintenance.

~~**9.5.** No personal trainers are allowed in the Fitness Center unless approved by the RD and the Recreation Committee;~~

~~**9.6.** The Amphitheater will be available for use by recognized clubs and organizations by reservation only. (Policy 70-1412.02-1);~~

9.7-9.5. The Golden Age Foundation can use the hospitality area in any Clubhouse, and on any holiday, for the benefit of the ARs, with approval of the Recreation Director ~~Recreation Committee~~;

9.8-9.6. Clubhouses One (1), Two (2), Four (4), and Six (6) will be closed Thanksgiving, Christmas, and New Year's Day; Clubhouse Six (6) and the Fitness Center is closed on July 4th. Exceptions are at the discretion of the RD;

9.9-9.7. Any permanent operational time change(s) must be approved by the ~~Recreation~~



Limitations on Use of Trust Property – Rules

Member Services Committee.

10. NOTICE OF CLOSING

Whenever it may become necessary to close down or limit the use of any Trust facility for a non-emergency reason, advance notice of up to one (1) month is to be given to the RD, who, will give proper notification to all concerned.

11. CHARGES

11.1. Charges will be assessed for clubs and/or private parties using Trust facilities when the scheduled or actual use extends beyond the official hours, or when additional help or special accommodations are required. The rate to be used is the lowest established billing rate currently in effect as determined and published by the Accounting Office. In the event of overtime, a minimum of one (1) hour will be charged;

11.2. Parties requesting the use of meeting rooms will be required to pay all charges for damages, repairs, or unusual cleaning costs.

11.3. See 7037-1406-2, Limitation on Use, Fees.

Document History

Table with 4 columns: Date, Amended, Amended, Amended. Rows list various dates from 19 Oct 71 to 26 Oct 21.

Keywords: Recreation Trust Bingo Fundraisers Property



BOARD ACTION REQUEST

DATE: JULY 25, 2023
TO: BOARD OF DIRECTORS
FROM: GRF ADMINISTRATION, OPERATION COMMITTEES
BOARD ACTION: AMEND 13-5092-1, CODE OF ETHICS

Committee Approval:

March 13, 2024, as part of its biennial review of all the committee's governing documents, the Administration Committee recommended the Board of Directors amend 13-5092-1, Code of Ethics.

Background:

The Code of Ethics guiding the behavior of the members of the GRF Board of Directors was last amended in February 2022. The Administration Committee perceived that several of the desired behaviors listed in the rule's section 1 were not among the behaviors listed in section 2 that could be sanctioned by the Board of Directors through its censure process.

The Administration Committee's suggested amendments more explicitly define behaviors or omissions subject to the censure process.

Fiscal Impact:

No expected fiscal impact.

Recommendation:

I move to amend 13-5092-1, Code of Ethics, modifying language throughout.



ADMINISTRATION

Code of Ethics

The members of the Golden Rain Foundation (GRF) Board of Directors (BOD), we recognize the importance of ethical principles that guide their actions. This Code provides a guide to ethical decision-making.

1. Board members understand they are held to a higher standard. Board members will:

- 1.1. Provide the highest level of service through accurate, unbiased, and courteous actions;
- 1.2. Distinguish between personal convictions and professional duties and not allow personal beliefs to interfere with fair representation of the entire LWSB Community;
- 1.3. Perform fiduciary duties by acting in good faith to promote the best interest of the Trust through reasonable inquiry and investigation;
- 1.4. Disclose to the BOD financial or personal conflicts of interest relating to the business of the GRF;
- 1.5. Recuse themselves and abstain from voting on any issue where the BOD determines a reasonable expectation of a conflict of interest.

2. A Board member may be reprimanded or censured for the following acts:

- 2.1. Discloses confidential information before that information has been officially announced by the Board's designees. This duty survives a director's term in office;
- 2.2. Creates a hostile or disruptive work environment for employees or other Directors through their words, behaviors or actions;
- 2.3. Fails to act in a civil and respectful manner in all their interactions as a member of the Board;
- 2.3.2.4. Commits an intentional act or intentional omission that creates a threat to any individual, the GRF, or the community;
- 2.4.2.5. 2.5. Fails to support in their public statements any official decision made by a majority of the Board of Directors;
- 2.6. Fails to comply with the law, or GRF's governing documents, policies, and procedures;
- 2.7. Fails to disclose any personal conflicts of interest related to the business of the GRF, and recuse themselves from discussion and voting on any such issue;
- 2.8. Persistent fails to perform reasonable inquiry and investigation in service of the duty to fairly represent the entire community's interests;
- 2.6.2.9. Fails to attend three consecutive months of regularly scheduled BOD meetings without prior notice.

3.

ADMINISTRATION

13-5092-1



Code of Ethics

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Document History

Adopted: 24 Jan 17	Amended: 12 May 17	Amended: 27 Mar 18
Amended: 23 Jul 19	Amended: 24 Aug 21	Comm. Name Chg. 24 Aug 21
Amended: 26 Oct 21	Amended: 22 Feb 22	

Keywords: [GRF](#) Ethics Code Board of Directors GRF
Administration
Committee

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BOARD ACTION REQUEST

DATE: MARCH 26, 2024
TO: GRF BOARD OF DIRECTORS
FROM: OPERATIONS COMMITTEE
ACTION: TENTATIVE VOTE: AMEND 48-1937-1, PARKING – RULES

Committee Approval:

At its March 7, 2024, meeting, the Operations Committee recommended the GRF Board of Directors amend policy 48-1937-1, Parking – Rules as presented.

Background:

On February 28, 2024, the Operations Committee held a work-study session to review policy 48-1937-1, Parking – Rules. The work-study group clarified language and consolidated provisions governing Recreational Vehicle parking on Trust Property into a single section within the document. The full Operations Committee made several minor changes to the work-study group's product and voted to recommend it be approved by the Board.

Fiscal Impact:

No predicted fiscal impact.

Recommendation:

I move to amend policy 48-1937-1, Parking – Rules as presented, pending a 28-day notification to the members and a final decision by the GRF Board of Directors on April 23, 2024.

Parking – Rules



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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 valid GRF decal on its windshield or valid GRF entry pass visibly displayed. In the case of COMMERCIAL VEHICLES or RVs without a windshield or dashboard, a valid 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.

2.5.4. Vehicles on a two-way travel roadway must be parked with the passenger

(Jan 23)



Parking – Rules

- 38 side wheels within 18 (eighteen) inches of the curb or sidewalk.
- 39 **2.5.5.** Vehicles must be parked completely within the marked boundaries of a
- 40 parking space, except for commercial or recreational vehicles more than 20
- 41 feet in length.
- 42 **2.5.6.** No MOTOR VEHICLE may be parked with any portion of the vehicle on a
- 43 sidewalk.
- 44 **2.5.7.** At no time may a motor vehicle be parked with any portion of the vehicle on
- 45 the grass.
- 46 **2.5.8.** Vehicles may be parked for no more than 72 (seventy-two) hours in one
- 47 location.
- 48 **2.5.9.** At no time may a vehicle be parked in a manner that creates a traffic hazard,
- 49 interferes with other vehicle access, PEDESTRIAN traffic, or access to
- 50 facilities or equipment.
- 51 **2.5.10.** MOTOR VEHICLES shall not park in GOLF CART- or LOW SPEED
- 52 VEHICLES (LSV)designated spaces.
- 53 **2.5.11.** Pods, moving trailers or similar portable storage units are permitted on
- 54 TRUST PROPERTY for up to 72 (seventy-two) hours with prior authorization.
- 55 **2.5.12.** Trailers not hitched to a vehicle are not permitted to be parked on TRUST
- 56 PROPERTY except as noted in 4.6.

57 **3. PARKING ZONES**

- 58 **3.1.**Red Zone: Vehicles in violation are subject to immediate tow at the VEHICLE
- 59 owner’s expense.
- 60 **3.1.1.** Fire Hydrant: No person shall park within fifteen (15) feet of a fire hydrant
- 61 even if the curb is unpainted.
- 62 **3.1.2.** Fire Lanes: A vehicle may not be left unattended at any time.
- 63 **3.1.3.** Bus Stops: No person shall park or leave standing any vehicle within thirty
- 64 (30) feet on the bus-stop side of the street to provide for loading and
- 65 unloading of buses unless otherwise marked.
- 66 **3.1.4.** Crosswalks: No vehicles shall park within twenty (20) feet of a marked
- 67 crosswalk.
- 68 **3.2.**Blue Zone (Handicapped): Vehicles must display a valid, government-issued
- 69 disabled (handicapped) license plate or placard.
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Parking – Rules

76 3.3. Green Zone: Parking may not exceed twenty (20) minutes.

77 3.3.1. EXCEPTION: Unlimited time parking in a Green Zone is permitted only when
78 the vehicle is displaying a valid government-issued disabled license plate or
79 placard.

80 3.4. White Zone: Immediate passenger loading and unloading only.

81 3.5. Yellow Zone: Vehicle loading and unloading only not to exceed 20 (twenty) minutes.

82 3.6. Unpainted: Parking is permitted up to 72 (seventy-two) hours, unless otherwise
83 restricted.

84 4. SPECIFIC VEHICLE TYPES

85 4.1. Commercial Vehicles

86 4.1.1. Contractor vehicles must comply with all traffic and parking rules and
87 regulations inside the community and must not obstruct or park on sidewalks
88 or walkways.

89 4.1.2. Contractor and service vehicles, including personal vehicles driven by
90 EMPLOYEES or COMMERCIAL WORKERS, shall not be parked overnight
91 on TRUST PROPERTY (including named TRUST STREETS) without a
92 permit.

93 4.2. Golf Carts and Low-Speed Vehicles (LSV)

94 4.2.1. GOLF CARTS AND LSVs may be parked in parking spaces or along curbs
95 designated for GOLF CARTS or MOTOR VEHICLES.

96 4.2.2. GOLF CARTS AND LSVs may not be parked in any manner interfering with
97 foot or vehicle traffic.

98 4.2.3. GOLF CARTS AND LSVs are prohibited from parking on the sidewalk.

99 4.3. Bicycles and Electric Bicycles

100 4.3.1. BICYCLES or ELECTRIC BICYCLES must be parked utilizing bicycle racks
101 where provided.

102 4.3.2. BICYCLES or ELECTRIC BICYCLES may not be parked in any manner
103 interfering with foot or vehicle traffic.

104 4.3.3. Attended BICYCLES or ELECTRIC BICYCLES may be parked off the
105 pavement, but only in such a manner as not to damage landscaping.

106 4.3.4. BICYCLES or ELECTRIC BICYCLES are prohibited from parking on the
107 sidewalk.

108 4.3.5. Overnight parking of bicycles on TRUST PROPERTY is not permitted.

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Parking – Rules

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4.4. Mobility Scooters

4.4.1. MOBILITY SCOOTERS may be parked in parking spaces designated as intended for “SCOOTERS” or “GOLF CARTS.”

4.4.2. MOBILITY SCOOTERS shall not be parked in any manner interfering with foot or vehicle traffic.

4.4.3. MOBILITY SCOOTERS are prohibited from parking on a sidewalk.

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 valid GRF-issued decal or valid 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.



Parking – Rules

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4.6. Designated Temporary RV and VUFR Parking

4.6.1. Designated Temporary RV and VUFR Parking Location

4.6.1.1. 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.

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

4.6.2. Identification

4.6.2.1. 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 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. 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.

4.6.3.2. 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. An 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.**

4.6.3.3. In the event of an unexpected medical and or mechanical emergency, 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.



Parking – Rules

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

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

5.1.1.1. The lot near the woodshop.

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

5.1.1.3. 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 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.



OPERATIONS

Parking – Rules

5.5. Amphitheater

5.5.1. Only employees of GRF, the Healthcare Center (HCC) or commercial lessees 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.

5.6. No RVs are allowed to park 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. Only 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;

CLEAN VERSION

OPERATIONS

48-1937-1



Parking – Rules

255 7.1.3. Those parked in handicapped spaces without a proper government-issued
256 placard or state-issued disabled license plates;

257 7.1.4. Those in properly posted construction zones;

258 7.1.5. Those blocking entrances, exits, and crosswalks or preventing access to or
259 operation of another motor vehicle.

260 7.1.6. Those leaking gasoline, oil, or any other hazardous fluids; and

261 7.1.7. Those parked in the space designated for the HCC 24-Hour Nurse.

262 7.1.8. Any PROHIBITED VEHICLE such as:

263 7.1.8.1. Boats or unattached trailers;

264 7.1.8.2. Inoperable vehicles;

265 7.1.8.3. Unlicensed and/or off-road vehicles (except golf carts);

266 7.1.8.4. Vehicles lacking current state registration;

267 7.1.8.5. Aircraft.

268 7.2. Other Parking Violations Subject to Towing

269 7.2.1. Any vehicle issued a Community Rules Violation notice shall be subject to
270 towing 72 hours after the citation has been posted.

271 7.2.2. Any RV or VUFR that has exceeded its fourteen (14) day permit shall be
272 towed at the owner's expense, unless an additional third week has been
273 approved at an additional fee (see 10-2000-2).

Document History

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

Keywords: Parking Towing Oversize Vehicles Parking Trust
Zones Property



Parking – Rules

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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

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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

- 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.
- 93

4. SPECIFIC VEHICLE TYPES

4.1. Commercial Vehicles

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- 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.
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4.2. Golf Carts and Low Speed Vehicless

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- 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.
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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

- 126
- 127
- 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 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 permittedallowed.

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 spaceslocations 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 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.

_____ 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

- 265 approved temporary RVs/VUFRs.
- 266 **5.3.2.** -Participants in a GRF–sanctioned overnight bus tours may park their
- 267 vehicles in Clubhouse Three parking lot for up to seventy-two (72) hours.
- 268 An authorized permit must be displayed on dash.
- 269 **5.3.3.** RVs and VUFRs may be permitted to park in the extended lot (where
- 270 the GRF buses are stationed) for up to fourteen (14) days as noted in
- 271 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~~

~~5.4.3.1.1.1.1.1. 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~~



Parking – Rules

~~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.~~

~~5.4.3.5.1.1.1.1. 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~~

~~5.4.4.1.1.1.1.1. 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.~~

~~5.4.4.2.1.1.1.1. 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)*.~~

~~5.4.6.1.1.1.1.1. Shareholder/Members and or/guests will be charged a fee and requested to submit a security deposit (see rate card)*.~~

~~5.4.6.2.1.1.1.1. Payment and security deposit will be collected by the Recreation Department at the time the Parking Permit is issued.~~

~~5.4.6.3.1.1.1.1. 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.~~



Parking – Rules

5.6.5.5. Amphitheater

5.6.1.5.5.1. Only employees of GRF, ~~or~~ the Healthcare Center (HCC) or commercial lessees 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;

OPERATIONS

438-1937-1



Parking – Rules

- 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 card 10-2000-2)*.

Document History

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

Keywords: Parking Towing Oversize Vehicles Parking Zones Trust Property



BOARD ACTION REQUEST

DATE: MARCH 26, 2024
TO: GRF BOARD OF DIRECTORS
FROM: ADMINISTRATION COMMITTEE
BOARD ACTION: TENTATIVE VOTE: AMEND 10-2000-2, CONSOLIDATED FEE SCHEDULE

Committee Approval:

At its March 13, 2024, meeting, the Administration Committee recommended the Board of Directors amend 10-2000-2, Consolidated Fee Schedule, establishing fees for plots within the community garden.

Background:

At its March 12, 2024, meeting the Member Services Committee referred the proposed fee schedule for the reopened community garden plots to the Administration Committee. The Member Services Committee declared it could not await proper notification procedures because individual lessees must assume maintenance before volunteer vegetation took root in the plots.

Davis-Stirling section 4930(d)(2) permits consideration of such measures when a two-thirds majority determines "there is a need to take immediate action and that the need for action came to the attention of the board [committee] after the agenda was distributed." Two-thirds of the Administration Committee agreed to add this motion to its March 13, 2024, agenda.

The proposed fees were set using the baseline established by a 2020 Board vote authorizing a \$125 initial plot leasing fee for the former gardens. The Consumer Price Index (CPI) rose 20.23% since 2020, equivalent to \$150.28 in February 2024. With facility improvements and significant anticipated jumps in water rates, the Administration Committee recommends a \$150 yearly lease fee, and a \$15 one-time lease application fee. The Administration Committee recommends the lease period extend from May 1 through April 30 each year, with no prorated refunds offered to lessees withdrawing before the lease period is due to expire.

Fiscal Impact:

The fees are intended to recover the gardens' operating expenses, including costs for expected staff, maintenance, utilities and water usage; and anticipated reserve expenditures for the repair and replacement for water pipes, irrigation devices, planters and roadway paving.

The fees do not compensate for capital funds expended in building the gardens, nor any capital expenses that might be requested for improvements.

Recommendation:

I move to amend 10-2000-2, adding fees for leasing garden plots, pending a 28-day notification to the members and a final decision by the GRF Board of Directors on April 23, 2024.



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
 - 1.3.3. 30-foot+ to 40-foot space.....\$552.00

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

(Oct 23)



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

(Oct 23)



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

4. COMMUNITY GARDEN PLOTS

- 4.2. Annual Plot Rental Fee.....\$150
- 4.3. One-Time Application Fee.....\$15

Document History

Adopted: 22 Aug 23 Amended: 24 Oct 23

Key words:

Members Fee



BOARD ACTION REQUEST

DATE: MARCH 26, 2024
TO: GRF BOARD OF DIRECTORS
FROM: MEMBER SERVICES COMMITTEE
ACTION: TENTATIVE VOTE: AMEND 37-1447-1, COMMUNITY GARDENS – RULES

Committee Approval:

At its March 12, 2024, meeting, the Member Services Committee recommended the GRF Board of Directors tentatively amend policy 37-1447-1, Community Gardens - Rules.

Background:

On November 28, 2023, the GRF Board of Directors voted 10-7 to appropriate \$480,865 from Capital Funds for the installation of the mini-farms at the 1.8-acre lot. The previously existing garden rules, last amended by the Board on October 27, 2020, required updating.

At its February 13, 2024, meeting, the Operations Committee recommended the Board of Directors amend 70-1747-1, Community Gardens – Rules. On February 27, 2024, the Board of Directors considered the rule. Several directors wanted clarification of certain procedures regarding the community gardens' governance, and the President requested the committee once again review the rule. At its March 12, 2024, meeting, the Operations Committee refined its work product and voted to again recommend the Board of Directors tentatively accept the rule.

Fiscal Impact:

It is expected annual fees from garden plot lessees will be established so as to fully cover the project's operating costs. No capital costs for the present construction or future improvements are expected to be recovered from lessees' use of the gardens.

Recommendation:

I move to amend 70-1747-1, Community Gardens – Rules, renumbering it as 37-1447-1, pending a 28-day notification to the members and a final decision by the GRF Board of Directors on April 23, 2024

RECREATIONMEMBER SERVICESUse of Community Facilities, Community GardensMini Farm – Rules

1 Renter/Lessee, (R/L), must follow all rules and is subject to any consequences for failure to do so. The
 2 Member/Owner, (M/O), is ultimately responsible for the behavior and actions of their R/L and will be held
 3 responsible for any fees, fines or disciplinary consequences incurred by the R/L. See Policy 30-5093-1,
 4 Shareholder Code of Conduct.
 5

1. PURPOSE:

6
 7
 8 Need to be written. The purpose of these regulations is to ensure a pleasant
 9 environment for all Leisure World Authorized Residents (ARs) and produce-growing
 10 gardeners.
 11
 12
 13

1. GENERAL REGULATIONS2.

14
 15
 16
 17 The Recreation Department (RD) is responsible for the fair and equitable use of
 18 the Mini Farm Community Gardens (CG) -area, also known as the 1.8 Acres,
 19 and. The Recreation Department will also be responsible to ensure for ensuring
 20 that all of the conditions of these rules are followed.

2.1.

21
 22 2.2. The Mini Farm CG area plots is are for Golden Rain Foundation (GRF) Members
 23 Authorized Residents (AR) -in good standing only. Only one gardenplot shall be
 24 assigned per household, but two (2) ARs from different households) can share a
 25 garden as long as both names are on the garden lease.:

26 2.2.1. Each garden shall have an associated lease document and an
 27 associated lease fee and deposit which are described in a related
 28 document.

29 2.2.2. A waiting list shall be maintained by the RD, which will determine the
 30 order in which garden leases will be offered to a Renter/Lessee (R/L).
 31

32 2.1. Mutual-Unit/Renter/Lesseees must follow all rules and are subject to any
 33 consequences for failure to do so. The Mutual Unit/Member/Owner is ultimately
 34 responsible for the behavior and actions of their Renter/Lessee (R/L) and will be
 35 held responsible for any fees, fines, or disciplinary consequences incurred by
 36 the Renter/Lesseees. See Policy 3013-5093-1, Authorized Resident Rules of
 37 ConductShareholder Code of Conduct and 10-1937-3, Community Rules
 38 Violation Procedures

2.3.

RECREATIONMEMBER SERVICES**Use of Community Facilities, Community GardensMini Farm – Rules**

40 2.3.1. The violation notice may be contested to the COMMUNITY RULES
 41 VIOLATION (CRV) PANEL. Procedures for the M/O to appeal a
 42 Community Rules Violation notice are detailed in 10-1937-313-5093-3.

43 2.3.2. Additional penalties may be assessed to any M/O who fails to respond
 44 to a rules violation notice in a timely manner. The procedures for
 45 assessing those penalties are outlined in 10-1937-313-5093-3.

46
 47 2.4. If ~~the an~~ Member/Owner (M/O) subsequently rents their Mutual unit, the M/O
 48 forfeits the right to retain their ~~plot-garden~~ and must notify the RD Recreation
 49 Department and relinquish it immediately.

50
 51
 52 2.5. If ~~at~~ the R/L has a garden leased, ~~a plot~~, the lease shall be terminated immediately
 53 upon termination of their tenancy in the M/O's Mutual unit unless the AR moves
 54 to another rental unit in the community immediately.

55
 56 1.1.2.6. The Mini-FarmsCGs are a non-smoking, tobacco-free, vape~~or~~-free, drug-
 57 free, ~~firearms/weapons-free, and alcohol-free~~ environment.

58 ~~Alcoholic beverages may not be brought into the Mini Farm area.~~

59 2.7. No animals ~~are~~ allowed in the Mini Farm CG area: Qualified Service dogs
 60 Animals will be allowed in the garden area ~~if staying with their owner. They must~~
 61 always remain on an ~~(8)-eight (8)-foot~~ leash and be under the control of the AR.
 62 The owner must pick up after them immediately. They are not allowed in any
 63 other person's garden.

64 2.8. Radios or music devices are allowed with headphones.

65 2.9. Spaces may be leased on an annual basis for a maximum of four (4)
 66 consecutive years. Upon the completion of the fourth year, the Lessees must
 67 relinquish their garden. The Lessee can then be added to the waiting list for
 68 another garden if they so desire. If there is no waitlist, the AR may renew the
 69 lease with the approval of RD for one (1) additional year.

70 2.10. Gardens shall not be abandoned, traded, or given up to another AR by the
 71 Lessee. If you choose to relinquish your space, you must notify the Recreation
 72 Department, and your space will be reassigned to the next AR on the waiting
 73 list. No refunds shall be issued for any monies paid to GRF.

74 2.11. Lessee is responsible for the planning, planting, and management of their own
 75 garden, including providing seeds, plants, soil amendments, perimeter 'bunny'
 76 fencing, and any tools. In case of a temporary absence, Lessee shall notify the
 77 RD in writing and a "garden angel" can be assigned to care for your garden with
 78 the approval of the RD. Only ARs may be appointed as a "garden angel."

79 2.12. Lessee may bring guests, including children, into the CG area, provided that the

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guests comply with the GRF Code of Conduct. Children must always be accompanied by an adult.

- 2.13. Neither Lessees nor their guests may enter other gardens or harvest produce without explicit written permission from that garden's Lessee. A copy of written permission must be kept on record in the RD office.
- 2.14. Lessees will keep clean and neat and weed free any common areas such as adjacent pathways. Lessee will promptly report any concerns about safety of the garden to the RD. The adjacent pathway along the wall bordering Nassau Drive and all walkways must always be kept clear of gardening tools and plant materials from the gardens.
- 2.15. Storage containers made of metal or wood are not permitted. Storage containers must be the type approved by the RD and the storage container and tools must be kept within the boundaries of the designated garden.
- 2.16. Fences may not exceed three (3) feet in height to avoid shading a neighbor's garden. Fences must be free standing, PVC pipe, or wood treated with or without non-toxic preservative, green metal stakes, and can include types of chicken wire. All fencing must be approved by the RD with a written scope of work to be included with the submitted application.
- 2.17. Structures to encourage vertical growing, including arbors, trellises, tree branch frames, and cages are only allowed during growing season if they are functional, orderly, safe, and do not conflict with CG standards.
- 2.18. GRF does not permit the construction or existence of permanent shelter structures within the individual's garden, including personal sheds, storage, or shade units.
- 2.19. One faucet is set up for up to four gardens for watering. The gardens that are assigned to that area have exclusive use of the water fixture.
- 2.20. Automatic sprinklers and soaker hoses are forbidden. Lessees must turn off water faucet or valve before leaving the garden and shall not leave watering unattended at any time. Water run-off is not permitted on roadways, walkways, sidewalks, or adjacent gardens.
- 2.21. Crushed rock or gravel is not permitted inside the gardens.
- 2.22. No wood treated with toxic wood preservative shall be used in any gardens.
- 2.23. No piles of wood, brick, pipes, hoses, or fencing shall be stored in gardens.
- 2.24. All items, such as hoses, tools, and containers shall be safely stored to avoid trips and falls.
- 2.25. The use of "scrap" materials, such as broken bricks or pavers, scraps of wood, metal, or plastic is not permitted.
- 2.26. Items not authorized must be disabled and removed from the garden by

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required compliance date.

2.27. All trees, miniature trees, shrubs, or bush type fruit trees must be potted with a solid base underneath, and not exceed four (4) feet tall. Trees or shrubs cannot extend over walkways or exceed four (4) feet in height during any month of the year. Any existing tree, shrubs, or bush type fruit trees shall be removed when a lot is vacated, unless there is a lessee-to-lessee agreement approved by the RD.

2.28. No more than twenty-five percent 25% of garden may be planted with flowers. The remaining balance shall be used to plant produce.

2.29. The RD may order the forfeiture of a garden when any Lessee does not maintain their garden as described in these rules. Failure to plant at least seventy-five percent (75%) of a garden area for three (3) months shall be sufficient cause to forfeit the garden.

2.30. If a garden appears untended (overgrown weeds, unharvested), the Lessee will be issued a violation notice. If the violation is not remedied by the required compliance date of the third notice for the same violation, the RD may evict Lessee.

2.31. Lessees and their guests shall park in designated parking spaces only.

2.32. Dumpsters are available for the disposal of green waste and regular trash. See policy 26-5000-1, Dumpster Rules.

2.33. Gardens must be cleared of all vegetation and weeds before being vacated. Failure to clean garden for final inspection will result in loss of lease deposit and CG future privileges.

2.34. If the Lessee fails to comply with any terms of the lease within the allotted compliance time of the third notice for the same violation, the garden will be immediately forfeited with no refund of fees.

2.35. Lessees will not be entitled to any payment or reimbursement from the GRF for any materials planted, growing, or otherwise located within the CG or for any improvements made on the premises. All or any part of such material and improvements shall become the property of the GRF.

1.2.2.36. The RD will designate each garden by posting a garden number on the corner of each garden, which will correspond to a like number on a drawing of the garden area.

~~1.3. Lessee may not carry, use, or store firearms or weapons of any kind in the Mini Farm area.~~

~~1.4. Radios or music device are not allowed with headphones. If you would like to use your music devices, headphones are required.~~

~~1.5. Spaces may shall be leased on an annual basis or a for a maximum of six consecutive years. Upon the completion of the sixth year, Lessees must relinquish their gardenplot. The Lessee can then be added to go back on the waiting list for another garden if they so desire.~~

RECREATION MEMBER SERVICES**Use of Community Facilities, Community Gardens Mini Farm – Rules**

- 158 ~~1.6. — Gardens Plots shall not be abandoned, traded, or given up to another AR GRF Member by the~~
 159 ~~Lessee. If you choose to relinquish your space, you must notify the Recreation Department, and your~~
 160 ~~space will be reassigned to the next AR GRF Member on the waiting list. No refunds shall be issued for~~
 161 ~~any monies paid to GRF.~~
- 162 ~~1.7. — Lessee is responsible for the planning and management of their own garden plots, including~~
 163 ~~providing seeds, plants, amendments, perimeter 'bunny' fencing, and any tools. Garden Plots must be~~
 164 ~~worked solely by the Lessee. Exception: In case of an injury or temporary illness, Lessee shall notify the~~
 165 ~~GRF Recreation Department RD in writing and a "garden angel" can be assigned to care for your garden~~
 166 ~~with the approval of the Recreation Department RD. Only ARs may be appointed as a "garden angel."~~
- 167 ~~1.8. — Lessee may bring a guests, including children, into the CG Mini Farm area, provided that the~~
 168 ~~guests complyes with the GRF Ccode of Cconduct. Children must always be accompanied by an adult.~~
- 169 ~~1.9. — GRF MembersNeither Lessees nor and their gGuests may not enter other gardens plots or~~
 170 ~~harvest produce without explicit written permission from that garden's plot's Lessee. A copy of written~~
 171 ~~permission must be kept on record in the RD office.~~
- 172 ~~1.10. — Lessees will keep clean and neat and weed free any common areas, such as adjacent pathways.~~
 173 ~~Lessee will promptly report any concerns about safety of the garden to the RDGRF Recreation~~
 174 ~~Department. The adjacent pathway along the wall bordering Nassau Drive and all walkways must~~
 175 ~~always be kept clear of gardening tools and plant materials from the plotsgardens.—~~
- 176 ~~1.11. — Storage containers made of metal or wood are not permitted; Sstorage containers must be the~~
 177 ~~type approved by the RDecreation Committee and the storage container and tools must be kept within~~
 178 ~~the boundaries of the designated garden plot.~~
- 179 ~~1.12. — Neither trellises nor Ffences may not exceed 7two (2) feet in height to avoid shading a~~
 180 ~~neighbor's garden plot.~~
- 181 ~~1.13. — Structures to encourage vertical growing, including arbors, trellises, tree branch frames, and~~
 182 ~~cages are only allowed during growing season if they are functional, orderly, safe, and do not conflict~~
 183 ~~with CG community standards.~~
- 184 ~~1.14. — _____ GRF does not permit the construction or existence of permanent shelter structures within~~
 185 ~~the individual's garden plots, including personal sheds, storage, or shade units.~~
- 186 ~~1.15. — One faucet is set up for up to four gardens plots for watering. The gardensplots that are~~
 187 ~~assigned to that area have exclusive use of the water fixture.~~
- 188 ~~1.16. — Automatic sprinklers and soaker hoses are forbidden. Mini Farmers Lessees must turn off water~~
 189 ~~faucet or valve before leaving the garden and plot. Mini Farmers shall not leave watering unattended at~~
 190 ~~any time. Water run-off is not permitted on roadways, walkways, sidewalks, or adjacent gardens plots.~~
- 191 ~~1.17. — Crushed rock or gravel is not permitted inside the gardensplots. Any existing crushed rock or~~
 192 ~~gravel must be removed from the plot upon vacating.~~
- 193 ~~1.18. — No wood treated with wood preservative shall be used in any gardensplot.—~~
- 194 ~~1.19. — No piles of wood, brick, pipes, hoses, or fencing shall be stored in gardensplots.~~
 195 ~~All items, such as hoses, tools, and containers shall be safely stored to avoid trips and falls.~~
- 196 ~~1.20. — The use of ""scrap" materials, such as broken bricks or pavers, scraps of wood, metal, or plastic~~
 197 ~~is not permitted.~~
- 198 ~~1.21. — Items not authorized must be disabled and removed from the gardenplot by required~~
 199 ~~compliance date.~~
- 200 ~~All trees, miniature trees, shrubs, or bush type fruit trees must be potted with a solid base~~
 201 ~~underneath, and not exceed four (4)7 feet tall. TExisting trees or shrubs cannot extend over~~
 202 ~~walkways or exceed four (4)7 feet in height during any month of the year. Any existing tree,~~
 203 ~~shrubs, or bush type fruit trees shall be removed cut down when a lot is vacated.—~~

RECREATION MEMBER SERVICES**Use of Community Facilities, Community Gardens Mini Farm – Rules**

- ~~1.22. before being assigned to a new GRF Member. No more than twenty percent 20%10% of garden plot may be planted in flowers, the remaining balance shall be used to plant produce.~~
- ~~1.23. The RD Recreation Department may order the forfeiture of a garden plot when any Lessee Mini Farmer does not maintain their his/her garden plot as described in these rules. Failure to plant at least seventy five percent (75%) of a plot for three (3) months, shall be sufficient cause to forfeit the garden plot.~~
- ~~1.24. If a garden plot appears untended (overgrown weeds, unharvested), the Lessee you will be issued a violation notice. If the violation is not remedied by the required compliance date, of the third notice for the same violation, tThe RD GRF Recreation Department may evict Lessee upon three violations.~~
- ~~1.25. GRF Members Lessees and their guests shall park in designated parking spaces only.~~
- ~~1.26. Dumpsters are available for the disposal of green waste and regular trash. The removal of discarded items from the dumpster will not be permitted at any time. See policy 60-5000-1, Dumpster Rules.~~
- ~~1.27. Gardens Plots must be cleared of all vegetation and weeds before being vacated. vacating plot. Failure to clean plot garden for final inspection will result in loss of lease deposit and and CG Mini Farm future privileges. If the Lessee Mini Farmer fails to comply with any terms of the lease within the allotted compliance time of the third notice for the same violation, then garden garden plot will be immediately forfeited with no refund of fees.~~
- ~~1.28. Lessees nor will not they be entitled to any payment or reimbursement from the GRF for any materials planted, growing, or otherwise located within the CG Community Garden or for any improvements made on the premises. All or any part of such material and improvements shall become the property of the GRF.~~

2.3. HOURS OF OPERATION

7:00 a.m. to dusk seven (7) days a week.

3.4. MAINTENANCE OF GARDENS PLOTS

- ~~4.1. To prevent the breeding of flies, harboring of rats, or air contamination, all decaying compost or newly delivered fertilizer shall be properly cared for by effectively sealing in plastic bags, or by turning it under in the garden plot within forty-eight (48) hours.~~

- ~~3.1. 4.2. Remove all garden trash, spent plants, clippings, and leaves from the plot daily in the provided green waste bins. Gardens must always be maintained and kept free of debris.~~

RECREATION MEMBER SERVICESUse of Community Facilities, Community Gardens Mini Farm – Rules

- 244 ~~3.2.~~ 4.3. Keep all gardensplots, including the adjacent walkway areas ~~to the north and~~
 245 ~~east center of the garden~~ adjacent pathways, free from all grass and weeds
 246 through out the year, ~~whether or not the garden is planted or fallow.~~
- 247 ~~3.3.~~ 4.4. Use care and caution while watering in order to keep from flooding
 248 neighboring gardensplots and pathways.
- 249 ~~3.4.~~ 4.5. Use care when spraying or dusting for bugs, snails, and other garden pests.
 250 ~~Lessees Members~~ must make every effort to ensure there is no drifting of
 251 pesticides to adjoining gardensplots. **GRF does not permit the use of Roundup**
 252 **on Trust property.** See A addendum A for approved pest control list.
- 253 ~~3.5.~~ 4.6. Store only the garden material necessary ~~to~~ for supporting, staking or
 254 containing the plantings, neatly within the perimeter of one's assigned garden
 255 areaplot. No plants or vines shall be allowed to grow past a fence or property line,
 256 over walkways or sidewalks. No exterior fence will be used as a trellis on which
 257 to grow plants or vines.
- 258 ~~3.6.~~ 4.7. GRF is not liable for loss or damage to personal property, vandalism to the
 259 garden parcel, and/or destruction of crops due to disease, pests, rodents,
 260 gophers, inclement weather, or flooding from water run-off by hose/faucet
 261 whether coming from water lines inside or outside of gardensplots.
- 262 ~~3.7.~~ 4.8. All items stored within the garden areaplot must be essential to gardening.
 263 Pesticides of any kind may not be stored at the CG Mini Farm. Items such as
 264 wooden stakes, tomato cages, etc. must be kept in a neat and orderly manner.
 265 Materials may not be stored ds against ~~either~~ the garden perimeter fencing ~~of the~~
 266 ~~plot or Mini Farm.~~
- 267 ~~3.8.~~ 4.9. GRF is responsible for the maintenance and pest control of the common
 268 areas. Lessee is responsible for maintenance and pest control within their
 269 gardenplot.
- 270 ~~3.9.~~ 4.10. Lessee is responsible for the cost, installation, and maintenance of
 271 fencing. ~~RD ss~~ Staff must approve any fence or other structure prior to installation
 272 and follow GRF guidelines. Staff will provide written approval/permit for
 273 installation. This permit must be displayed at the garden-plot for thirty (30) days.
 274 See A addendum B for approved fencing.

4.5. CORRECTIVE ACTION

- 277
- 278 5.1. The ~~RD Recreation Committee~~ may order the forfeiture of any garden plot when
 279 the ~~Lessee GRF Member~~ fails to comply with this set of ~~rules, or rules, or~~ any
 280 action in violation of the established Code of Conduct policy, 3013-5093-1, or
 281 Community Rules Violation Procedure, 10-1937-3.
- 282

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5.2.

The ~~RD Recreation~~ (with Board approval) Department reserves the right to review and adjust the operating rules to accommodate the needs of the community at any time.

5.3.

The ~~RDeceation~~ Department also reserves the right to enter any gardenplot at any time.

5.4. The AR is entitled to request a hearing if they disagree with any disciplinary decision.

5.5. Mutual-Unit/Renter/Lessees must follow all rules and are subject to any consequences for failure to do so. The Mutual Unit/Member/Owner is ultimately responsible for the behavior and actions of their Renter/Lessee (R/L) and will be held responsible for any fees, fines, or disciplinary consequences incurred by the Renter/Lessees. See Policy-10-1937-343-5093-1, Authorized Resident Rules of Conduct, and Community Rules Violation Procedure.:

5.5.1. The violation notice may be contested to the COMMUNITY RULES VIOLATION (CRV) PANEL. Procedures for the M/O to appeal a Community Rules Violation notice are detailed in 43-5093-3.10-1937-3

5.5.2. Additional penalties may be assessed to any M/O who fails to respond to a rules violation notice in a timely manner. The procedures for assessing those penalties are outlined in 43-5093-3.10-1937-3.

4.1.

Document History

Adopted:	26 Nov 19	Amended:	28 Jan 20	Amended:	27 Oct 20
Amended:	24 Nov 20	Amended:	23 Dec 20		

Keywords: Mini Farm Garden Plot
1.8 Acres

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3770-1447-1

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BOARD ACTION REQUEST

DATE: MARCH 26, 2024
TO: GRF BOARD OF DIRECTORS
FROM: ADMINISTRATION COMMITTEE
BOARD ACTION: AMEND 13-5093-1, AUTHORIZED RULES OF CONDUCT, RULES

Committee Approval:

At its January 11, 2024, meeting, the Administration Committee recommended the Board of Directors amend 13-5093-1, Authorized Rules of Conduct, Rules. At the Board's January 23, 2024, meeting, the President returned the amended policy to the Administration Committee. The Administration Committee, at its March 14, 2024, meeting, approved minor changes to the rule and again recommends the Board accept its changes to the policy.

Background:

At the Board's October 26, 2023, executive session, the Board directed the Administration Committee to integrate the Foundation's corporate attorney's suggestions concerning alleged violations against GRF personnel into 13-5093-1, Authorized Resident Rules of Conduct.

The Administration Committee's initial recommendation incorporated the attorney's language more clearly defining violations affecting GRF personnel.

The Board's January discussion of the proposed amendments focused on a Director's concerns about potential freedom-of-expression limitations associated with the unauthorized recording and sharing of images, videos and recordings of persons. The Administration Committee chair consulted the Foundation's attorney, who stated such rules are permissible on private property. The committee has also added language addressing images, videos or audio works produced using mechanical or digital means (e.g., PhotoShop or generative artificial intelligence).

It also recommends the Board standardize the rule's title to Code of Conduct, Rules, to match this rule's companion procedure, 13-5093-3, Code of Conduct, Enforcement Procedure.

Fiscal Impact:

No expected impact.

Recommendation:

I move to amend 13-5093-1, Authorized Resident Rules of Conduct, Rules, changing its title to Code of Conduct, Rules, pending a 28-day notification to the members and a final decision by the GRF Board of Directors on April 23, 2024.



Authorized Resident (AR) Rules of Conduct

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1. PURPOSE

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

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

2. RULES OF CONDUCT

- 2.1** Shall apply on all property held in trust by GRF (Trust Property).
- 2.2** Shall apply on Mutual Property for behavior and actions toward GRF Directors, GRF staff and GRF-contracted service providers working in Mutuuals.
- 2.3** GRF Members are responsible for the actions of all those associated with their property, including the following: Qualified Permanent Residents, Co-occupants, Renters/Lesseees, Caregivers, and visitors.
- 2.4** Interactions with others must be both verbally and physically respectful and non-abusive, ~~both verbally and physically~~.
 - 2.4.1** Behaviors directed toward GRF Members, Directors or staff, or vendors hired by GRF, such as the following, are prohibited:
 - 2.4.1.1** Verbal or physical violence, implied or actual (threats).
 - 2.4.1.2** Personal insults and yelling.
 - 2.4.1.3** Any form of discrimination.
 - 2.4.1.4** Unwanted or offensive touching or infringement on personal space, filming, photography and recording.
 - 2.4.1.5** Unwanted filming, photography or recording, or the unauthorized sharing of those videos, images or recordings.
 - 2.4.1.6** Causing the mechanical or digital production of images, video or audio works portraying GRF Members, Directors or staff, or vendors hired by GRF, and the unauthorized sharing of those works.

2.4.1.4



Authorized Resident (AR) Rules of Conduct

- 38 [2.4.1.52.4.1.7](#) Sexually suggestive language or gestures.
- 39 [2.4.1.62.4.1.8](#) Directing objects or substances at another
- 40 person with intent to harm or intimidate.
- 41 [2.4.1.72.4.1.9](#) Disruptive behavior, personal attacks, or
- 42 harassment during GRF meetings.
- 43 [2.4.1.82.4.1.10](#) Creating a hostile work environment for GRF
- 44 staff and-or GRF-contracted service providers on Trust
- 45 Property or while working in Mutuals.
- 46 [2.4.1.92.4.1.11](#) Bodily odor or cleanliness that would be
- 47 considered offensive and a health and safety hazard to
- 48 others.
- 49 [2.4.1.102.4.1.12](#) Willful damage, destruction, or defacing of Trust
- 50 Property, or unauthorized/unlawful entry, use of-or
- 51 trespass upon Trust Property.
- 52 [2.4.1.112.4.1.13](#) Theft of any Trust Property.
- 53 [2.4.1.122.4.1.14](#) Egregious behavior of any kind.
- 54 [2.4.1.15](#) Non-compliance with GRF Governing Documents.

55 [2.4.1.13](#)

56 **3. NON-COMPLIANCE**

- 57
- 58 **3.1** Non-compliance will result in a penalty for each violation. See [3013-5093-](#)
- 59 [2](#) for schedule of fines and penalties.
- 60 ~~[3.21.1](#) To protect GRF, repeat offenders may be subject to legal action.~~
- 61 [3.2](#) For offenses that are governed by City, State or Federal laws the
- 62 appropriate authorities will be contacted.
- 63 ~~[3.3](#) To protect GRF, repeat offenders may be subject to legal action.~~
- 64

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

66 See Procedure [3013-5093-3](#) for Notification of Violation and Right to Hearing

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Document History

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

(Aug 22)

-ADMINISTRATION COMMITTEE

30-5093-1

Authorized Resident (AR) Rules of Conduct



Keywords: Rules of Conduct Authorized Resident (AR)

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