



**OPEN SESSION**

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF DIRECTORS OF THE  
GOLDEN RAIN FOUNDATION OF LAGUNA WOODS A CALIFORNIA NON-PROFIT  
MUTUAL BENEFIT CORPORATION**

**Tuesday, August 2, 2022, 9:30 a.m.  
24351 El Toro Road, Laguna Woods, California  
Board Room/Virtual Meeting**

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**Directors Present:** Bunny Carpenter, Egon Garthoffner, James Hopkins, Don Tibbetts, Gan Mukhopadhyay, Joan Milliman, Yvonne Horton, Reza Karimi, Juanita Skillman, Elsie Addington

**Directors Absent:** Debbie Dotson (Excused)

**Staff Present:** CEO - Siobhan Foster, Makayla Schwietert, Paul Nguyen, Carlos Rojas, Eileen Paulin, Robert Carroll, Francis Gomez, Brian Gruner, Jose Campos

**Other's Present:**  
United: Diane Casey  
Third: None  
VMS: None  
Sean Anderson of Association Reserves

**1. Call Meeting to Order/ Establish Quorum - President Carpenter**

President Carpenter called the meeting to order at 9:32 a.m. and established that a quorum was present.

**2. Pledge of Allegiance**

Director Garthoffner led the Pledge of Allegiance to the Flag.

**3. Acknowledgment of Media**

The media and the Village Television crew were present remotely by way of cameras.

**4. Approval of Agenda**

President Carpenter added to Unfinished Business, Item 11D. Discuss Reserve Study Results.

Hearing no changes or objections, the amended agenda was approved by unanimous consent.

## **5. Approval of Minutes**

- a. July 5, 2022 – GRF Board Regular Open Meeting
- b. July 21, 2022 – GRF Board Agenda Prep Meeting

There being no objections, the minutes of July 5, 2022 – GRF Board Regular Open Meeting was approved by unanimous consent.

There being no objections, the minutes of July 21, 2022 – GRF Board Agenda Prep Meeting was approved by unanimous consent.

## **6. Report of the Chair**

- President Carpenter asked that everyone stick to time limits when speaking because of the day's busy agenda.

## **7. CEO Report**

Siobhan Foster-CEO gave a report on the following items:

- The 2022 Fumigation Program is underway and will end in November, excluding national holidays and religious holidays. The mutual will be providing plant removal assistance and complimentary hotel stays for residence. For more information including check lists, instructions, and FAQs, please log on to [lagunawoodsvillage.com](http://lagunawoodsvillage.com) > Residents > Maintenance and Landscaping > Fumigation Information to view.
- The 2023 Televised Business Plan Meeting has upcoming meetings next week. GRF on Monday, August 8, 2022 at 1:30 p.m., United on Wednesday, August 10, 2022 at 1:30 p.m., and Third on Friday, August 12, 2022 at 9:30 a.m.
- A reminder to residents the newly expanded times for Community Center Table Tennis to include Tuesday & Thursday evenings until 9 p.m., Saturday and Sunday from noon until 5 p.m. The new expanded time for the Fitness Center hours includes extended hours until 8 p.m. on Tuesday & Thursday, and Saturday & Sundays from 8 a.m. until noon.

## **8. Open Forum (Three Minutes per Speaker)**

*At this time members were allowed to address the Board of Directors regarding items not on the agenda.*

- A member commented on the club fees associated with The Globe advertisement/posting.
- A member commented on security procedures at the gate.
- A member provided an update on The Foundation of Laguna Woods,
- A member commented on issues pertaining to the dumpsters provided by CR&R.
- A member commented on EV charger applications, and the status of the program.
- Multiple members commented on flashing stop lights.

## **9. Responses to Open Forum Speakers**

The following are responses to the open forum speakers:

- Multiple directors commented on the security procedures at the gates and finding solutions.
- President Carpenter commented on administrative cost for clubs.
- Director Horton commented on the trash dumpster issue.

- Robert Carroll, Director of General Services, commented on replacing the organic carts and placing bait boxes near dumpster areas.
- Brian Gruner, Recreation and Special Events Director, commented on the different fees for the clubs.
- Multiple Directors commented on EV chargers and provided a status update.
- President Carpenter additionally provided an update on stop signs and commented that there are also 72 new security cameras being placed around the community.

#### **10. Consent Calendar**

*All matters listed under the Consent Calendar were recommended for action by committees and were enacted by the board by one motion. In the event an item was removed from the Consent Calendar by members of the board, such item(s) would be the subject of further discussion and action by the board.*

#### **Recommendation from the Finance Committee:**

**10a.** Consistent with its statutory obligations a subcommittee of the board consisting of the Treasurer and at least one other board member reviewed and approved preliminary Golden Rain Foundation financials for the month of July 2022, and by this vote ratified that such review be confirmed in this month's Board Member Open Session Meeting minutes.

#### **10b. Update Committee Appointments**

### **RESOLUTION 90-22-34**

#### **GRF Committee Appointments**

**RESOLVED**, August 2, 2022, that the following persons are hereby appointed and ratified to serve on the Committees of this Corporation:

#### **Strategic Planning Committee**

Debbie Dotson, Chair (GRF)  
James Hopkins (GRF)  
Gan Mukhopadhyay, Alternate (GRF)  
Mark Laws (Third)  
Nathaniel Ira Lewis (Third)  
Anthony Liberatore, Alternate (United)  
Cash Achrekar (United)  
Diane Casey (United)  
Ryna Rothberg (Mutual 50)  
Advisor: Dick Rader

#### **Community Activities Committee**

Yvonne Horton, Chair (GRF)  
Elsie Addington (GRF)



Joan Milliman, Alternate (GRF)  
Annie McCary (Third)  
Cush Bhada (Third)  
Jules Zalon, Alternate (Third)  
Maggie Blackwell (United)  
Diane Casey (United)  
Ryna Rothberg, (Mutual 50)  
Advisors: Roland Boudreau, Ajit Gidwani

**Finance Committee**

James, Hopkins, Chair (GRF)  
Elsie Addington (GRF)  
Debbie Dotson, Alternate (GRF)  
Donna Rane-Szostak (Third)  
Mark Laws (Third)  
Azar Asgari (United)  
Diane Casey, Alternate (United)  
Pat English (United)  
Al Amado (Mutual 50)  
Sue Stephens, Alternate (Mutual 50)  
Advisor: Rosemarie diLorenzo

**Information Technology Advisory Committee (ITAC)**

James Hopkins, Chair (GRF)  
Bunny Carpenter (GRF)  
Deborah Dotson (GRF)  
Diane Casey (United)  
Cash Achrekar (United)  
Mark Laws (Third)  
Advisor: Sue Margolis

**Landscape Committee**

Juanita Skillman, Chair (GRF)  
Reza Karimi (GRF)  
Yvonne Horton Alternate (GRF)  
Maggie Blackwell (United)  
Diane Casey (United)  
Jules Zalon (Third)  
Nathaniel Ira Lewis (Third)  
Annie McCary, Alternate (Third)  
Vacant (Mutual 50)  
Advisor: Lynn Jarrett

**Maintenance & Construction Committee**

Egon Garthoffner, Chair (GRF)  
Gan Mukhapadhyay (GRF)



Reza Karimi, Alternate (GRF)  
James Cook (Third)  
John Frankel, Alternate (Third)  
Ralph Engdahl (Third)  
Cash Achrekar (United)  
Lenny Ross (United)  
Sue Stephens (Mutual 50)  
Advisors: Steve Leonard, Bill Walsh, Carl Randazzo, Ajit Gidwani

**Clubhouse Renovation Ad Hoc Committee**

Egon Garthoffner, Chair (GRF)  
Gan Mukhopadhyay (GRF)  
Deborah Dotson (GRF)  
Reza Karimi (GRF)  
John Frankel (Third)  
Cush Bhada, Alternate (Third)  
Ralph Engdahl (Third)  
Diane Casey (United)  
Pat English (United)  
Advisors: Ajit Gidwani, Carl Randazzo, Bill Walsh

**Media and Communications**

Joan Milliman, Chair (GRF)  
Juanita Skillman (GRF)  
Deborah Dotson, Alternate (GRF)  
Annie McCary (Third)  
James Cook (Third)  
Cris Prince, Alternate (Third)  
Neda Ardani (United)  
Maggie Blackwell (United)  
Ryna Rothberg, (Mutual 50)  
Advisors: Carmen Pacella, Tom Nash, Lucy Parker, Theresa Frost, Lynn Jarrett

**Website Ad Hoc Committee**

Joan Milliman, Chair (GRF)  
Debbie Dotson (GRF)  
Elsie Addington, Alternate (GRF)  
Anthony Liberatore (United)  
Pearl Lee (United)  
~~Azar Asgari, Alternate (United)~~  
Annie McCary (Third)  
Mark Laws, Alternate (Third)  
Advisors: Lucy Parker, Diane Phelps, Lynn Jarrett

**Broadband Ad Hoc Committee**

Joan Milliman, Chair (GRF)  
Jim Hopkins (GRF)

Debbie Dotson (GRF)  
Annie McCary (Third)  
Cris Prince (Third)  
Diane Casey (United)  
Vacant (United)

**Mobility & Vehicles Committee**

Don Tibbetts, Chair (GRF)  
Egon Garthoffner (GRF)  
Elsie Addington, Alternate (GRF)  
James Cook, Alternate (Third)  
Cush Bhada (Third)  
John Frankel (Third)  
Maggie Blackwell (United)  
Pearl Lee (United)  
Margaret Bennett (Mutual 50)  
Sue Stephens, Alternate (Mutual 50)  
Advisor: Vashi Williams

**Security and Community Access**

Don Tibbetts, Chair (GRF)  
Reza Karimi (GRF)  
Annie McCary (Third)  
~~Craig Wayne (Third)~~  
Cris Prince (Third)  
Donna Rane-Szostak, Alternate (Third)  
Cash Achrekar (United)  
Maggie Blackwell (United)  
Sue Stephens (Mutual 50)  
Margaret Bennett, Alternate (Mutual 50)

**OTHER COMMITTEES:**

**Disaster Preparedness Task Force**

Carlos Rojas, Chair  
Juanita Skillman (GRF)  
Gan Mukhapadhyay (GRF)  
James Cook (Third)  
John Frankel (Third)  
Donna Rane-Szostak, Alternate (Third)  
Anthony Liberatore (United)  
Diane Casey (United)  
Cash Achrekar, Alternate (United)  
John Carter (Mutual 50)  
Advisors: Tom Soule, Bruce Bonbright

**Laguna Woods Village Traffic Hearings**

(Chair will alternate between Boards)

Elsie Addington (GRF)

Deborah Dotson, Alternate (GRF)

John Frankel (Third)

Mark Laws, Alternate (Third)

Neda Ardani (United)

Anthony Liberatore, Alternate (United)

Board Members by Rotation (Mutual 50)

**Purchasing Ad Hoc Committee**

Bunny Carpenter, Chair (GRF)

Jim Hopkins (GRF)

Mark Laws (Third)

Donna Rane-Szostak (Third)

Ralph Engdahl, (Third)

Diane Casey (United)

Neda Ardani (United)

Advisor: Carl Randazzo, Robert Mutchnick

**Select Audit Task Force**

James Hopkins (GRF)

Diane Phelps (VMS)

Cynthia Rupert (United)

Peggy Moore (Third)

**Insurance Ad Hoc Committee**

Bunny Carpenter, Chair (GRF)

Anthony Liberatore (United)

Lenny Ross (United)

Cash Achrekar (United)

Cris Prince (Third)

Mark Laws (Third)

Jim Cook (Third)

Yvonne Horton (GRF)

Reza Karimi (GRF)

Juanita Skillman (GRF)

Advisors: Leleng Isaacs, Kathryn Freshley, Bob Laux

**RESOLVED FURTHER**, that Resolution 90-22-28 adopted July 5, 2022, is hereby superseded and cancelled; and

**RESOLVED FURTHER**; that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out this resolution.



Director Milliman made a motion to approve the Consent Calendar. Director Karimi seconded.

Hearing no changes or objections, the Consent Calendar was approved unanimously.

## **11. Unfinished Business**

**11a. Entertain a Motion for Nuisance Policy (JULY Initial Notification – 28 Days Notification for member review and comments to comply with Civil code §4360 has been satisfied).**

Director Milliman read the following resolution:

### **RESOLUTION 90-22-35**

#### **Nuisance Policy**

**WHEREAS**, the Board of Directors has recognized the need to revise the Harassment and Nuisance Policy; and

**WHEREAS**, on June 7, 2022, the Board of Directors approved an Inter-Board Anti-Harassment, Anti-Abuse, and Anti-Intimidation Policy and Formation of a Joint Hearing Body. The policy and joint hearing body were approved for initial notification and have been postponed 28-days to comply with Civil Code §4360; and

**WHEREAS**, the purpose of the updated policy is to set forth guidelines regarding nuisance complaints only as the harassment portion of the original policy is now part of the Inter-Board Anti-Harassment, Anti-Abuse, and Anti-Intimidation Policy.

**NOW THEREFORE BE IT RESOLVED**, August 2, 2022, the Board of Directors of this Corporation hereby approves the Nuisance policy, as attached to the official minutes of this meeting; and

**RESOLVED FURTHER**, that Resolution 90-21-36 adopted October 5, 2021, is hereby superseded and canceled; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

Director Milliman made a motion to approve Resolution 90-22-35. Director Addington seconded the motion.

Discussion ensued among the Directors.

Francis Gomez entered the meeting at 10:16 a.m.

Hearing no changes or objections, the motion was approved unanimously.

**11b. Entertain a Motion to Approve Internal Dispute Resolution Policy (JULY Initial Notification – Revised AUGUST – 28 Days Notification for member review and comments to comply with Civil code §4360).**

Director Milliman read the following resolution:

**RESOLUTION 90-22-XX**

**Internal Dispute Resolution Policy**

**WHEREAS**, the Board of Directors has recognized the need to adopt an Internal Dispute Resolution Policy; and

**WHEREAS**, the Internal Dispute Resolution (“IDR”) policy is to be followed by GRF and its members in connection with disputes relating to the enforcement of the governing documents; and

**WHEREAS**, the law requires a fair, reasonable, and expeditious procedure for resolving such disputes, and further authorizes GRF to develop its own procedure for these purposes, known as “IDR” or “meet and confer.”

**NOW THEREFORE BE IT RESOLVED**, September 6, 2022, the Board of Directors of this Corporation hereby approves the Internal Dispute Resolution Policy, as attached to the official minutes of this meeting; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

Director Milliman made a motion to approve the Resolution for discussion purposes and to postpone the final vote for 28-days per Civil Code §4360. Director Horton seconded the motion.

There being no objections, Resolution was approved unanimously. (JULY Initial Notification – Revised AUGUST – postpone 28-days for Member review and comment to comply with Civil Code §4360).

**11c. Inter-Board Anti-Harassment, Anti-Abuse, and Anti-Intimidation Policy and Formation of Joint Hearing Body (MAY Initial Notification – Revised AUGUST – 28 Days Notification for member review and comments to comply with Civil code §4360).**

Director Milliman read the following resolution:

**RESOLUTION 90-22-XX**

**Anti-Harassment, Anti-Abuse and Anti-Intimidation Policy and Charter of the  
Joint Hearing Body Committee**

**WHEREAS**, the Board of Directors of Golden Rain Foundation (“GRF”), United Laguna Woods Mutual (United”), and Third Laguna Hills Mutual (“Third”) require a clear and consistent policy to address claims of harassment, abuse and intimidation by directors to staff of Village Management Services, Inc., fellow directors and residents, as well as claims involving harassment, abuse and intimidation by residents to staff of VMS, directors and other residents; and

**WHEREAS**, this Anti-Harassment, Anti-Abuse and Anti-Intimidation Policy (“Policy”) is intended to provide guidance relative to such behavior and issue a mechanism for addressing same by the Anti-Harassment, Anti-Abuse and Anti-Intimidation Joint Hearing Body Committee; and

**WHEREAS**, this Policy is being adopted by the Board of Directors of GRF, United and Third in the exercise of their respective duties to maintain, protect and enhance the value and desirability of Laguna Woods Village and the interests of all of its members.

**NOW THEREFORE BE IT RESOLVED**, September 6, 2022, that the Board of Directors of this Corporation hereby introduces the Anti-Harassment, Anti-Abuse and Anti- Intimidation Policy and Charter of the Joint Hearing Body Committee, as attached to the official minutes of this meeting; and

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

Director Milliman made a motion to approve the Resolution for discussion purposes and to postpone the final vote for 28-days per Civil Code §4360. Director Skillman seconded the motion.

Discussion ensued among the Board.

There being no objections, Resolution was approved unanimously. (MAY Initial Notification – Revised AUGUST – postpone 28-days for Member review and comment to comply with Civil Code §4360).

The Board recessed for 5 Minutes at 10:28 a.m. and reconvened at 10:36 a.m.

**THIS ITEM WAS ADDED DURING APPROVAL OF THE AGENDA**

**11d. Reserve Study Results – Presentation by Sean Anderson of Association  
Reserves**

Sean Andersen entered the meeting at 10:30 a.m.



Jose Campos, Assistant Director of Finance, introduced Sean Andersen.

Sean Andersen of Association Reserves provided a brief overview of his background, and presented Reserve Study Results regarding:

- GRF Equipment
- Annual Deterioration Rate
- Facilities

Discussion ensued among the Board.

Sean Andersen and Jose Campos left the meeting at 10:56 a.m.

## **12. New Business**

### **12a. Entertain a Motion to Approve Compliance Ad Hoc Committee**

Director Milliman read the following resolution:

#### **RESOLUTION 90-22-36**

##### **Compliance Ad Hoc Committee**

**WHEREAS**, the formation of a Compliance Ad Hoc Committee is being considered by the board of directors pursuant to Article 7, Section 7.1.2 and Section 7.5 of the bylaws of this corporation;

**WHEREAS**, the duties and responsibilities of the Compliance Ad Hoc Committee are to work with the Compliance Division and Recreation and Special Events Department to make recommendations to the Board for approval or to report out on the following matters:

1. Review the Member Disciplinary Process to reflect new and updated operating policies, including but not limited to the Inter-board Anti-Harassment, Anti- Abuse and Anti-Intimidation Policy (if adopted), Internal Dispute Resolution Policy, and various Recreation and Special Events Department policies, procedures and rules;
2. Review the Schedule of Monetary Penalties to reflect new and updated operating policies, including but not limited to the Inter-board Anti-Harassment, Anti-Abuse and Anti-Intimidation Policy (if adopted), Internal Dispute Resolution Policy, and various Recreation and Special Events Department policies, procedures and rules;
3. Review process for enforcement of safety protocols outlined in various Recreation and Special Events Department policies, procedures, and rules;
4. Review Compliance Division investigative processes and verification; and
5. Review resolution(s) granting Mutuals authority to suspend GRF privileges, such as

cable television and internet services.

**NOW THEREFORE BE IT RESOLVED**, August 2, 2022, the Board of Directors of this Corporation hereby adopts the mission statement, duties and responsibilities of the Compliance Ad Hoc Committee; and;

**RESOLVED FURTHER**, that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution.

Director Milliman made a motion to approve Resolution 90-22-36. Director Karimi seconded the motion.

Discussion ensued among the Directors.

There being no objections, Resolution 90-22-36 was approved unanimously.

Francis Gomez and Carlos Nunez left the meeting at 11:03 a.m.

**12b. Entertain a Motion to Approve Aquadettes Request for Exception to GRF Poster Policy**

Discussion ensued among the board.

Director Milliman made a motion to approve Aquadettes request for exception to GRF Poster Policy. Director Horton seconded.

There being no objections, the motion was approved unanimously.

**12c. Entertain a Motion to Approve Tennis Center Operating Rules (AUGUST Initial Notification – 28 Days Notification for member review and comments to comply with Civil code §4360).**

Director Milliman read the following resolution:

**RESOLUTION 90-22-XX**

**Tennis Center Operating Rules**

**WHEREAS**, the Board has set polices and operating rules for usage of GRF facilities; and

**WHEREAS**, the Recreation and Special Events Department oversees the use of facilities;  
and

**WHEREAS**, the Department is responsible for ensuring that safety and compliance procedures are followed, protect facilities and enforce policy and operating rules; and

**WHEREAS**, the proposed amendments improve the understandability of the policies and procedures and facilitates implementation by staff; and

**WHEREAS**, on May 12, 2022, the Community Activities Committee approved the amended Tennis Center operating rules.

**NOW THEREFORE BE IT RESOLVED**, September 6, 2022, the Board of Directors of this Corporation hereby adopts the amended Tennis Center operating rules; and

**RESOLVED FURTHER**, that the officers and agents of this corporation are hereby authorized to carry out this resolution as written.

Director Milliman made a motion to approve the Resolution for discussion purposes and to postpone the final vote for 28-days per Civil Code §4360. Director Horton seconded the motion.

A member commented on the Tennis Center Operating Rules.

There being no objections, Resolution was approved unanimously. (AUGUST Initial Notification - postpone 28-days for Member review and comment to comply with Civil Code §4360).

**12d. Entertain a Motion to Approve Garden Center Operating Rules (AUGUST Initial Notification – 28 Days Notification for member review and comments to comply with Civil code §4360).**

Director Milliman read the following resolution:

**RESOLUTION 90-22-XX**

**Garden Center Operating Rules**

**WHEREAS**, the Board has set policies and operating rules for usage of GRF facilities; and

**WHEREAS**, the Recreation and Special Events Department oversees the use of facilities; and

**WHEREAS**, the Department is responsible for ensuring that safety and compliance procedures are followed, protect facilities and enforce policy and operating rules; and



**WHEREAS**, the proposed amendments improve the understandability of the policies and procedures and facilitates implementation by staff; and

**WHEREAS**, on June 9, 2022, the Community Activities Committee approved the amended Garden Center operating rules; and

**WHEREAS**, that this resolution supersedes and cancels resolution 90-16-55, adopted December 6, 2016;

**NOW THEREFORE BE IT RESOLVED**, September 6, 2022, the Board of Directors of this Corporation hereby adopts the amended Garden Center operating rules; and

**RESOLVED FURTHER**, that the officers and agents of this corporation are hereby authorized to carry out this resolution as written.

Director Milliman made a motion to approve the Resolution for discussion purposes and to postpone the final vote for 28-days per Civil Code §4360. Director Skillman seconded the motion.

A member commented on Garden Center Operating Rules. President Carpenter responded to the member's comment and recommended denying their request.

There being no objections, Resolution was approved unanimously. (AUGUST Initial Notification - postpone 28-days for Member review and comment to comply with Civil Code §4360).

#### **12e. Entertain a Motion to Approve Donation Agreement Between GRF and Clubhouse 4 Woodshop Supervisors**

Director Milliman read the following resolution:

#### **RESOLUTION 90-22-37**

#### **Donation Agreement between GRF & Clubhouse 4 Woodshop Supervisors**

This Agreement, entered into this 2nd day of August, 2022, is by and between the Golden Rain Foundation ("GRF"), a California non-profit mutual benefit corporation and Clubhouse 4 Woodshop Supervisors (Donor) who donated a used lathe machine for use in the Clubhouse 4 Woodshop

**WHEREAS**, GRF and Donor recognize the importance of community facilities and amenities; and

**WHEREAS**, GRF and Donor acknowledge the benefit of donations when they have a purpose consistent with GRF goals and are in the best interest of Laguna Woods Village; and

**WHEREAS**, the Donor has offered to donate a used lathe machine for use in the Clubhouse 4 Woodshop; and

**WHEREAS**, the Recreation and Special Events Department Director or Financial Services Director reviewed and affirms the proposed donation meets the criteria for acceptance contained in the GRF Donation Policy:

- a. Meet a true need of the facility;
- b. Not interfere with the intended current or future use of the facility; and
- c. Not require the relocation of other equipment or infrastructure to accommodate the donation.

**NOW THEREFORE BE IT RESOLVED**, August 2, 2022, that GRF and Donor in accordance with the described conditions and obligations, hereinafter set forth and agree as follows:

Section 1 The donation, known as a used lathe machine for use in the Clubhouse 4 Woodshop, described below, is donated in its entirety to GRF, hereafter owned by GRF and managed on behalf of the residents of Laguna Woods Village by Village Management Services, Inc. (VMS)

Section 2 Donation description: a used lathe machine.  
Location: Clubhouse 4 Woodshop

Section 3 Amount of Donation

Item cost:	\$500.00
Installation cost:	\$0.00
Maintenance cost:	<u>\$0.00</u>
Total estimated donation	\$500.00

Section 4 GRF reserves the right to move/remove and/or retire the donation following cessation of the five-year period. The term shall commence upon the date entered into and indicated above.

Section 5 GRF will not replace the donation or community space improvement if it is stolen, vandalized, worn out, irreparably damaged, destroyed or expires.

Section 6 Installation and Maintenance: GRF shall be responsible for installation and maintenance of the item, including any reasonable repairs.

Section 7 Term: The term of this agreement is a minimum of five years or beyond, if applicable; and

**RESOLVED FURTHER**, that the officers and agents of this corporation are hereby authorized to carry out this resolution as written.

Director Milliman made a motion to approve Resolution 90-22-37. Director Addington seconded the motion.

Discussion ensued among the Directors.

There being no objections, Resolution 09-22-37 was approved unanimously.

**13. The Board took a 5-minute break at 10:28 a.m.**

The Board Resumed at 10:34 a.m.

**14. Committee Reports**

- a. Report of the Finance Committee/Financial Reports – Director Hopkins. The committee met on June 15, 2022; next meeting August 17, 2022, at 1:30 p.m. in the Board Room and as a virtual meeting.
  - (1) GRF Treasurer’s Report – Director Hopkins
  - (2) GRF Finance Committee Report
- b. Strategic Planning Committee—Director Dotson. The committee met on May 2, 2022; next meeting TBA.
- c. Report of the Community Activity Committee – Director Horton. The committee met on July 14, 2022; next meeting August 11, 2022, at 1:30 p.m. in the Board Room and as a virtual meeting.
- d. Report of the Landscape Committee – Director Skillman. The committee met on June 8, 2022; next meeting September 14, 2022, at 1:30 p.m. in the Board Room and as a virtual meeting.
- e. Report of the Maintenance & Construction Committee – Director Garthoffner. The committee met on June 29, 2022; next meeting August 10, 2022, at 9:30 a.m. in the Board Room and as a virtual meeting.
  - (1) Report of the Clubhouse Renovation Ad Hoc Committee – Director Garthoffner. The Committee met on June 24, 2022; next meeting TBA.
- f. Report of the Media and Communications Committee—Director Milliman. The committee met on July 18, 2022; next meeting August 15, 2022, at 1:30 p.m. in the Board Room and as a virtual meeting.



- (1) Website Ad-Hoc Committee – Director Milliman. The committee met on July 6, 2022; Next meeting, August 10, 2022, at 10:00 a.m. in the Sycamore Room.
- g. Report of the Mobility & Vehicles Committee – Director Tibbetts. The Committee met on June 1, 2022; next meeting August 3, 2022, at 1:30 p.m. in the Board Room.
- h. Report of the Security & Community Access Committee – Director Tibbetts. The Committee met on June 27, 2022; next meeting August 22 2022, at 1:30 p.m. in the Board Room and as a virtual meeting.
- (1) Report of the Laguna Woods Village Traffic Hearings – Director Addington. The Traffic Hearings were held on June 15, 2022; next hearings on August 17, 2022, at 9:00 a.m. as a virtual meeting.
- i. Report of the Disaster Preparedness Task Force – Director Skillman. The Task Force met on July 26, 2022; next meeting September 27, 2022, at 9:30 a.m. in the Board Room and as a virtual meeting.
- j. Information Technology Advisory Committee – Director Hopkins. The Committee met on July 29, 2022; next meeting August 5, 2022 as a virtual meeting.
- k. Insurance Ad-Hoc Committee – Director Carpenter. The Committee met on July 25, 2022; next meeting TBA.
- l. Purchasing Ad-Hoc Committee – Director Carpenter. Next Meeting, TBA.

**15. Future Agenda Items** - *All matters listed below are items for a future Board Meetings. No action will be taken by the Board on these agenda items at this meeting. The Board will vote on these items at a future Board Meeting.*

- Equestrian Center Operating Rules

**16. Director's Comments**

- Director Horton reminded residents that Laguna Woods Village Community Center is a non-smoking

**17. Recess 12:21 p.m.** - *At this time, the Meeting recessed for lunch and reconvened to Executive Session to discuss the following matters per California Civil Code §4935: Member Disciplinary Matters; Personnel Matters; Contractual Matters; and Litigation Matters.*

**Closed Session Agenda**

*VMS Board Update*

*Approve the Agenda*

*Approve the Minutes of:*

*(a) July 05, 2022 – Regular Closed Session*

*Discuss and Consider Personnel Matters*

*Discuss and Consider Contractual Matters*

*Discuss Legal/Legislation Matters*

*Discuss Member Disciplinary Matters*

**18. Adjournment**

The meeting was adjourned at 6:25 p.m.

  
Joan Milliman, Secretary of the Board  
Golden Rain Foundation



**Nuisance Policy**  
**Resolution 90-22-35, Adopted August 2, 2022**

**I. Purpose**

The purpose of this Nuisance Policy ("Policy") is to set forth guidelines for the treatment and handling of nuisance complaints received by the Golden Rain Foundation ("GRF"), in accordance with the requirements of GRF's Governing Documents, as defined below, and the law.

**II. Definitions**

- a. Community – Laguna Woods Village.
- b. Golden Rain Foundation ("GRF") – the Golden Rain Foundation, a California nonprofit mutual benefit corporation.
- c. Governing Documents – all of the following, collectively, the Articles of Incorporation; the Bylaws; the Rules and Regulations; and any Resolutions or Policies duly adopted by the Board; all as may be lawfully amended or modified from time to time.
- d. Member – any person who is an owner of a Unit in United Laguna Woods Mutual ("United") or Third Laguna Hills Mutual ("Third") who has been approved for membership in accordance with the Governing Documents.
- e. Nuisance – see details under Conditions.
- f. Resident – any person who has been approved by the Board of Directors, or its designee, as applicable, for occupancy of a manor within United or Third's development.
- g. Staff - Employees of Village Management Services, Inc. authorized to act on behalf of GRF.

**III. Conditions for Nuisance**

**Nuisance in General:** Anything which is injurious to health, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, is a nuisance. (Civ. Code § 3479)

**Public Nuisance:** A public nuisance is one which affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal. (Civ. Code § 3480)

**Private Nuisance:** A private nuisance is a condition or activity that interferes with an individual's use or enjoyment of their property. (Civ. Code § 3479, 3481)

Based upon the foregoing provision of the various statutory provisions, with regard to GRF, a nuisance shall be deemed to be anything that unreasonably interferes



with another Member or Resident's use and enjoyment of his/her/their/they manor, as determined by the Board. Below are examples of activities that fall into a nuisance category; please note, however, that this is not an exhaustive list of potential nuisances, inasmuch as any activity that falls within the above definition of a nuisance shall be deemed a violation of GRF's Governing Documents:

1. **Noise:** Things that interfere with quiet enjoyment such as, residents playing their music at an excessively loud volume, overly loud conversations, yelling or shouting, biting dogs, excessively loud vehicles, etc. Excessive and overly loud characteristics are measured against what a reasonable person in the same or similar circumstance would consider to be excessive or overly loud.
2. **Odors:** This includes second-hand smoke or smoke odors (cigarettes, cigars, vaping matter/materials and marijuana), strong odors from e-cigarettes or vaping devices, etc. The word strong shall be measured against what a reasonable person in the same or similar circumstance would consider to be strong.
3. **Violation of Laws:** A violation of federal or state laws or local ordinances, including, without limitation, such violations as public nudity, brandishing weapons which are registered or unregistered at or in the presence of another resident, the resident's guest and invitees and/or a staff member or a Resident, the resident's guest and invitees engaged in drug dealing (selling drugs for money or in exchange for some other form of remuneration) or prostitution.

#### IV. Nuisance Complaints and Investigation

A complaint may be registered by calling the Security Department at 949-580-1400 or the Compliance Division by calling 949-268-CALL or email to [compliance@vmsinc.org](mailto:compliance@vmsinc.org). Staff will inform the reporting party to call the Security Department for documentation of the ongoing nuisance violation.

**Investigating Alleged Nuisances:** To determine whether or not a nuisance in violation of the Governing Documents is taking place or has occurred, Staff evaluates the alleged behavior, based upon the written complaint provided along with all of the information provided to support the complaint, and may further investigate the complaint before determining if the alleged behavior or nuisance activity in fact occurred, and whether the impact on other Members/Residents or units is deemed reasonable or unreasonable to an average reasonable person similarly situated. This may include, without limitation, further conversations with the reporting party and neighbors.

If Staff determines that the alleged nuisance in violation of the Governing Documents has or may have occurred, a warning letter may be sent to the responsible Member and/or the Member may be sent a notice that the Member is being called to a disciplinary hearing before the Board or a committee thereof. At the disciplinary hearing, the Board will consider all evidence and documentation of the alleged nuisance violation, and the Member may speak and present evidence regarding the nuisance before the Board makes a decision on disciplinary action to be taken, if any.

**V. Enforcement**

GRF is authorized to take disciplinary action against any Member who may be found in violation of the Governing Documents, or Residents, tenants, or guests are found to be in violation of the Governing Documents. When a complaint is lodged regarding the occurrence of a violation, the Board of Directors has a duty to investigate and impose, if appropriate, discipline as set forth in the Governing Documents. Discipline shall be imposed, if at all, after a duly noticed disciplinary hearing in accordance with the requirements of statute and GRF's Governing Documents.

If a Member or such Member's unit/manor is found to have committed a nuisance violation as defined herein, the Board has the authority to impose monetary fines, suspend Member(s) privileges, and/or bring forth legal action, as more fully set forth in the Governing Documents, including without limitation the Schedule of Monetary Penalties, as may be revised from time to time. Each Member is entirely responsible for ensuring that the Governing Documents are followed by anyone they allow into the Community—this includes any co-occupant, lessee, guest, care provider, vendor, invitee or contractor.