



OPEN SESSION

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

**Tuesday, September 3, 2024, 9:30 a.m.
24351 El Toro Road, Laguna Woods, California
Board Room/Virtual Meeting**

NOTICE OF THE AGENDA

The purpose of this meeting is to conduct the regular Golden Rain Foundation Board Meeting in accordance with *Civil Code §4930* and was hereby noticed in accordance with *Civil Code §4920*

1. Call Meeting to Order / Establish Quorum – President Hopkins

2. Pledge of Allegiance – Director Milliman

3. Acknowledgment of Media

4. Approval of Agenda

5. Approval of Minutes

- a. August 6, 2024 – GRF Board Regular Open Meeting
- b. August 15, 2024 – GRF Board Agenda Prep Meeting

6. Report of the Chair

7. CEO Report

8. Open Forum (Three Minutes per Speaker)

At this time Members only may address the Board of Directors regarding items not on the agenda and within the jurisdiction of this Board of Directors. The board reserves the right to limit the total amount of time allotted for the Open Forum to thirty minutes. A member may speak only once during the forum. Speakers may not give their time to other people, no audio or video recording by attendees, and no rude or threatening comments. Members can attend the meeting by joining the Zoom link <https://zoom.us/j/98131257242> or call 1 (669) 900-6833 or email meeting@vmsinc.org to have your message read during the Open Forum.

9. Responses to Open Forum Speakers

10. Consent Calendar

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

Recommendation from the Finance Committee:

- a. 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 2024 by this vote ratify that such review be confirmed in this month's Board Member Open Session Meeting minutes.
- b. Update Committee Appointments

11. Unfinished Business

- a. Clubhouse 1 Renovation Update (Oral Discussion)
- b. Space Planning Update (Oral Discussion)
- c. Update on Registrar of Voters: Pop-Up Location – Alison Giglio (Oral Discussion)
- d. Entertain a Motion to Approve Pricing Rates for Electric Charging Stations (**August initial notification – 28-day notification for member review and comments to comply with Civil Code §4360 has been satisfied**)

12. New Business

- a. Entertain a Motion to Approve Golf Fee Recommendation (**September initial notification – 28-day notification for member review and comments to comply with Civil Code §4360**)
- b. Entertain a Motion to Approve a Resident Request for Use of Community Center Third Floor Room for Private Party
- c. Entertain a Motion to Approve Updated Traffic Fees (**September initial notification – 28-day notification for member review and comments to comply with Civil Code §4360**)
- d. Entertain a Motion to Approve the Revision to the Golden Rain Foundation Traffic Rules and Regulations (**September initial notification – 28-day notification for member review and comments to comply with Civil Code §4360**)
- e. 2025 Business Plan
 - Entertain a Motion to Approve the 2025 GRF Business Plan
 - Entertain a Motion to Approve the 2025 GRF Reserves Funding Plan
- f. Entertain a Motion to Approve the 2025 Capital Plan

13. The Board will take a 5-minute break (if needed)

14. Committee Reports

- a. Report of the Finance Committee/Financial Reports – Director Cowen. The committee met on August 21, 2023; next meeting October 16, 2024, at 1:30 p.m. in

the Board Room and as a virtual meeting.

- (1) GRF Treasurer's Report – Director Cowen
- (2) GRF Finance Committee Report – Director Cowen

- b. Report of the Community Activities Committee – Director Horton. The committee met on August 8, 2024; next meeting September 12, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.
- c. Report of the Landscape Committee – Director Bhada. The committee met on August 14, 2024; next meeting November 13, 2024, at 2:30 p.m. in the Board Room and as a virtual meeting.

- (1) Report of the Water Conservation Committee – Director Rane-Szostak

- d. Report of the Maintenance & Construction Committee – Director Horton. The committee met on August 14, 2024; next meeting October 9, 2024, at 9:30 a.m. in the Board Room and as a virtual meeting.
- e. Report of the Media and Communications Committee—Director Milliman. The committee met on July 15, 2024; next meeting October 21, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.
- f. Report of the Broadband Ad Hoc – Director Roza. The closed committee met on August 27, 2024; next meeting September 11, 2024, at 9:00 a.m. and 1:00 p.m. and September 12, 2024, at 9:30 a.m. in the Cypress Room.
- g. Report of the Mobility & Vehicles Committee – Director Skillman. The committee met on August 7, 2024; next meeting November 6, 2024, at 1:30 p.m. in the Board Room.
- h. Report of the Security & Community Access Committee – Director Skillman. The committee met on August 28, 2024; next meeting October 23, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.

- (1) Report of the Laguna Woods Village Traffic Hearings – Director Skillman. The Traffic Hearings were held on August 21, 2024; next hearings on September 18, 2024, 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 30, 2024; next meeting September 24, 2024, at 9:30 a.m. in the Board Room and as a virtual meeting.
- j. Information Technology Advisory Committee – President Hopkins. The closed committee met on August 30, 2024; next meeting September 27, 2024, at 1:30 p.m. as a virtual meeting.

15. Future Agenda Items - *All matters listed under Future Agenda Items are Resolutions on 28-day public review or items for a future Board Meeting. No action will be taken by the Board on these agenda items at this meeting. The Board will take action on these items at a future Board Meeting.*

- Golf Fee Recommendation
- Updated Traffic Fees

- Revision to the Golden Rain Foundation Traffic Rules and Regulations
- Discussion of Smart Cards

16. Directors' Comments

- 17. Recess** *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) August 6, 2024 – Regular Closed Session

Discuss and Consider Personnel Matters

Discuss and Consider Contractual Matters

Discuss Legal/Legislation Matters

Discuss Member Disciplinary Matters

18. Adjournment



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 6, 2024, 9:30 a.m.
24351 El Toro Road, Laguna Woods, California
Board Room/Virtual Meeting**

Directors Present: James Hopkins, Yvonne Horton, Juanita Skillman, Martin Roza, Egon Garthoffner, Joan Milliman, William Cowen, Cush Bhada, Donna Rane-Szostak, Steve Leonard, Gan Mukhopadhyay

Directors Absent: None

Staff Present: CEO - Siobhan Foster, Makayla Schwietert, Paul Nguyen, Carlos Rojas, Manuel Gomez, Alison Giglio, Eric Nunez, Dan Lurie

Other Directors Present: Diane Phelps – VMS, Alison Bok - United

1. Call Meeting to Order/ Establish Quorum – President Hopkins

President Hopkins called the meeting to order at 9:31 a.m. and established that a quorum was present.

2. Pledge of Allegiance

Director Leonard led the Pledge of Allegiance to the Flag.

3. Acknowledgment of Media

The media via Village Television crew was present remotely by way of cameras.

4. Approval of Agenda

President Hopkins requested an approval of the agenda.

President Hopkins made a motion to move GRF Committee Appointments from the consent calendar to new business as item 12f.

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

5. Approval of Minutes

- a.** July 2, 2024 – GRF Board Regular Open Meeting
- b.** July 8, 2024 – GRF Board Special Open Meeting

c. July 18, 2024 – GRF Board Agenda Prep Meeting

There being no objections, the meeting minutes of July 2, 2024 – GRF Board Regular Open Meeting were approved by unanimous consent.

There being no objections, the meeting minutes of July 8, 2024 – GRF Board Special Open Meeting were approved by unanimous consent.

There being no objections, the meeting minutes of July 18, 2024 – GRF Board Agenda Prep Meeting were approved by unanimous consent.

6. Report of the Chair

President Hopkins spoke on the following items:

- There is a lot going on in the community and a lot of it involves GRF
- Made some remarks last month during Report of the Chair pertaining to the recall and there was feedback from legal
- During the Chair Report, referred to the prior president of the United Board and the current President of Third Mutual initiating 2 recall attempts last year
- Does not believe United and its President were involved in this recall
- United and Mutual 50 are steering clear of the recall attempt
- The Recall was initiated by Third Board Leadership
- Clarified confusion of the term of “block voting” when referring to votes at Corporate Members meetings
- Recall efforts may be a result of allowing resident input at the space planning meetings
- Believes the recall isn’t strictly about the two involved, but rather it is about the future integrity of the Laguna Woods Village governance system and the efforts to gut GRF of its experienced leadership
- Concerned about what is going on in the Community
- Join the Board to support and help the community
- Hopes Corporate Members vote with their conscience at the recall meeting.

7. CEO Report

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

- Recreation Update - Temporary Gate 12 Closure
- Rain Gutter Cleaning
- Website Transformation Project
- Communications Platforms and Performance
- Digital
- Performance of Each Email Sent Monitored in Detail
- Open Rate Stats: Theirs
- Sample Open Rate Stats: Ours
- Lagunawoodsvillage.com/news
- Facebook.com/lagunawoodsvillage
- The Village Breeze
- Roadblocks to Communication, Reading

- Village Television/TV6/Village YouTube

CEO Foster answered questions from the Board.

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 work of the Foundation of Laguna Woods Village
- A member commented on financial matters pertaining to GRF and the Equestrian Center

9. Responses to Open Forum Speakers

- Director Bhada thanked the Foundation of Laguna Woods Village for their monthly updates
- Director Bhada requested that emails read are also timed for 3 minutes
- Director Horton commented that the email pertaining to the equestrian center is inflammatory and also advised that the CAC will be discussing this at next month's meeting after finance reviews it
- President Hopkins clarified that the Greenbook highlights all the paid amenities
- Director Leonard discussed the insurance as a line item for the Equestrian Center

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 June 2024, and by this vote ratified that such review be confirmed in this month's Board Member Open Session Meeting minutes.

THIS ITEM WAS MOVED TO 12f. IN NEW BUSINESS

10b. Update Committee Appointments

Director Skillman made a motion to approve the consent calendar. Director Milliman seconded.

Hearing no changes, the motion was called to a vote and passed unanimously.

11. Unfinished Business

11a. Clubhouse 1 Renovation Update (Oral Discussion)

Bart Mejia, Assistant Maintenance & Construction Department Director, provided the following updates:

- The project is on schedule and on budget
- YouTube video has been uploaded showing the progress of CH1 renovation
- Manor Alteration will turn the project over to recreation at the end of month
- Total of 1500 change orders
- \$180,000 of money unspent from contingency, want to spend another \$50,000 of the contingency for new furniture

Discussion ensued, and Mr. Mejia answered questions from the Board.

Alison Giglio, Director of Recreation and Special Events, provided the following updates:

- Recreation will begin moving in on September the 3rd
- Soft Openings will start on September 16th
- Would like to open the pool and the mini gym prior to soft opening

Discussion ensued, and Ms. Giglio answered questions from the Board.

Director Skillman made a motion to approve the change order of \$50,000 for clubhouse 1 furniture. Director Bhada seconded.

Hearing no changes, the motion was called to a vote and passed unanimously.

11b. Building E Update (Oral Discussion)

President Hopkins briefly discussed Building E.

12. New Business

12a. Entertain a Motion to Approve the Donation of Cups for Clubhouse 1 Drop-In Lounge

Director Milliman read the following resolution:

RESOLUTION 90-24-XX

Donation of Cups for Clubhouse 1 Drop-In Lounge

WHEREAS, The Korean American Association (KAA) proposed to donate cups for Clubhouse 1 drop-in lounge; and

WHEREAS, the Clubhouse 1 drop-in lounge provides coffee to those visiting Clubhouse 1 and staff keeps the cups in the office to monitor usage; and

WHEREAS, the KAA proposed to donate cups for one year at the estimated cost of up to \$5,000; and

WHEREAS, the donation would begin from the date of Clubhouse 1 reopening and the cup distribution would be controlled for each day to ensure less waste; and

WHEREAS, the KAA donation verbiage would be displayed on each cup;

WHEREAS, on July 11, 2024, the Community Activities Committee reviewed and recommended the donation of cups for the Clubhouse 1 drop-in lounge from the Korean American Association for one year at the estimated cost of up to \$5,000 in accordance with the Golden Rain Foundation (GRF) Donation Policy;

NOW THEREFORE BE IT RESOLVED, August 6, 2024, that the Board of Directors of this Corporation hereby adopts the donation of cups for the Clubhouse 1 drop-in lounge from the Korean American Association; and

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

Director Cowen made a motion to approve the donation of cups for Clubhouse 1 Drop-In Lounge. Director Rane-Szostak seconded.

Discussion ensued among the Board.

A member commented on the item.

Director Milliman pointed out that the gift violates Section IV. Guidelines, C. Signage, 1. of Golden Rain Donation Policy.

Discussion ensued among the board.

Hearing no changes or objections, the motion was called to a vote and failed 5-6. Directors Garthoffner, Bhada, Mukhopadhyay, Roza, and Cowen voted in favor.

12b. Entertain a Motion to Approve the Stop Signs and Crosswalks on Avenida Sevilla and Via Mendoza

Director Milliman read the following resolution:

RESOLUTION 90-24-41

Not Pursue Stop Signs and Crosswalks on Avenida Sevilla and Via Mendoza

WHEREAS, the Board of Directors approved for a Traffic Engineer Consultant to conduct a study on the need and impact of converting the intersection of Avenida Sevilla and Via Mendoza from a 2-way stop sign and crosswalk to a 4-way stop sign and crosswalk with an unbudgeted appropriation of \$7,581 to be funded from the Operating Fund; and

WHEREAS, the Traffic Engineer firm determined that the data collected does not meet with the California Manual on Uniform Traffic Control Devices and thus does not recommend an all-way stop at this time; and

WHEREAS, the Traffic Engineer firm further cautions that installation of an unwarranted traffic control may cause additional collisions;

NOW THEREFORE BE IT RESOLVED, August 6, 2024, that the Board of Directors of this Corporation hereby elect to not pursue converting the intersection of Avenida Sevilla and Via Mendoza from a 2-way stop sign and crosswalk to a 4-way stop sign and crosswalk; and

RESOLVED FURTHER, that Resolution 90-23-43 is hereby superseded and cancelled; and

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

Director Milliman made a motion to not pursue stop signs and crosswalks on Avenida Sevilla and Via Mendoza. Director Skillman seconded.

Discussion ensued among the Board and Eric Nunez, Director of Security, discussed the item and gave clarification.

Hearing no changes or objections, the motion was called to a vote and passed 10-0-1. Director Bhada abstained.

12c. Entertain a Motion to Consider the Pickleball Club Good Neighbor Proposal

Director Milliman read the following resolution:

RESOLUTION 90-24-42

Pickleball Club Good Neighbor Project Request

WHEREAS the Foundation of Laguna Woods Village approved and funded a total of five Good Neighbor Projects to strengthen community and social interaction reflecting the Foundation's commitment to improving the overall well-being of the Village; and

WHEREAS, all five activities selected will take place during the month of September to celebrate National Good Neighbor Day on September 28, including the Pickleball Club's proposal for pop-up experiences; and

WHEREAS, the Pickleball Club's Good Neighbor project proposal will offer three events:

- A Grandparents' Day themed event at the pickleball courts on Sunday, September 8 from 9 a.m. to noon;
- At the Performing Arts Center (corner of parking lot) on Sunday, September 15 from 1 to 4 p.m.;

- At Clubhouse 5 (side parking lot) on Sunday, September 22 from 1 to 4 p.m.; and

WHEREAS, Recreation staff identified the suggested times so as not to conflict with regularly scheduled events at the facilities and approximately twenty club members will assist with coordinating event logistics; and

WHEREAS, there are no additional costs to the Golden Rain Foundation and staffing is already available at the clubhouses during the requested event times;

NOW THEREFORE BE IT RESOLVED, August 6, 2024, that the Board of Directors of this Corporation hereby adopts the Pickleball Club use of the aforementioned facilities for the Foundation of Laguna Woods Village approved Good Neighbor Project; 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 pickleball club good neighbor project request. Director Roza seconded.

Discussion ensued among the board.

A member commented on this item.

Hearing no changes or objections, the motion was called to a vote and approved unanimously.

12d. Entertain a Motion to Approve Pricing Rates for Electric Charging Stations (August initial notification – 28-day notification for member review and comments to comply with Civil Code §4360)

Director Milliman read the following resolution:

RESOLUTION 90-24-XX

Pricing Rates for Electric Vehicle Charging Stations

WHEREAS, the GRF Board recognizes the need to amend the pricing rates for electric vehicle charging stations as necessary; and

WHEREAS, the establishment of these rates are impacted by the electric rates adopted by Southern California Edison (SCE);

NOW THEREFORE BE IT RESOLVED, September 3, 2024, that the Board hereby approves the following pricing rates for electric vehicle charging stations effective upon adoption of this resolution:

	GRF Fleet Vehicles	LWV Members and Employees /kWh	Other Users/kWh	Parking Rates
Level 2 Chargers	\$0.00	\$0.31	\$0.34 \$.45	\$2/hr after 4 hrs
Level 3 Chargers	\$0.00	\$0.31	\$0.65	\$2/hr after 1 hr

RESOLVED FURTHER, that future revisions to the pricing rates for electric vehicle charging stations be based on the percent change adopted by SCE effective June 1 of the particular year and implemented by the Finance Department with an update to the Finance Committee and GRF board after the adoption of the new rates; and

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

Director Milliman made a motion to approve the resolution for pricing rates for electric vehicle charging stations for discussion purposes and to postpone the final vote for 28-days per Civil Code §4360. Director Roza seconded.

Director Leonard moved to amend the motion to raise other user level 2 rate to \$.45. Director Milliman seconded.

Hearing no changes or objections, the amended motion was called to a vote and passed 9-2. Director Roza and Mukhopadhyay opposed.

Discussion ensued among the Board and Bart Mejia answered questions from the Board.

Hearing no changes or objections, the amended original motion was called to a vote and approved unanimously.

12e. Registrar of Voters: Pop-up Location at Clubhouse 7 (Oral Discussion)

Alison Giglio, Recreation and Events Department Director provided an overview of the Registrar of voters pop-up location at Clubhouse 7.

Discussion ensued among the Board.

Director Milliman made a motion to approve the registrar of voter's pop-up location at Clubhouse 7 pending legal review. Director Skillman seconded.

Discussion ensued among the Board and Ms. Giglio answered questions from the Board.

A member commented on this item.

Hearing no changes or objections, the motion was called to a vote and approved unanimously.

THIS ITEM WAS ADDED DURING APPROVAL OF THE AGENDA

12f. Update Committee Appointments

Director Milliman read the following resolution:

RESOLUTION 90-24-43

GRF Committee Appointments

RESOLVED, August 6, 2024, that the following persons are hereby appointed and ratified to serve on the Committees of this Corporation:

Community Activities Committee

Yvonne Horton, Chair (GRF)
Joan Milliman, Alternate (GRF)
Cush Bhada (GRF)
S.K. Park (Third)
~~Andy Ginocchio (Third)~~
Reza Karimi, ~~Alternate~~ (Third)
~~Moon Yun, Alternate (Third)~~
Sue Quam (United)
Ellen Leonard (United)
Peter Sanborn (Mutual 50)
Sue Stephens, Alternate (Mutual 50)
Advisors: Roland Boudreau, Ajit Gidwani, Elsie Addington

Finance Committee

Martin Roza, Alternate (GRF)
William Cowen, Chair (GRF)
Donna Rane-Szostak (GRF)
~~Andy Ginocchio (Third)~~
~~Nathaniel Ira Lewis (Third)~~
Moon Yun (Third)
Brad Rinehart, Alternate (Third)
Thomas Tuning (United)
Mickie Choi Hoe (United)
Peter Sanborn (Mutual 50)
Sue Stephens, Alternate (Mutual 50)

Information Technology Advisory Committee (ITAC)

James Hopkins, Chair (GRF)
Martin Roza (GRF)
Sue Quam (United)
Tom Tuning (United)
Mark Laws (Third)
S.K. Park (Third)
Advisors: Sue Margolis, Debbie Dotson

Landscape Committee

Cush Bhada, Chair (GRF)
Juanita Skillman, Alternate (GRF)
Donna Rane-Szostak, (GRF)
Sue Quam (United)
Anthony Liberatore (United)
~~Nathaniel Ira Lewis (Third)~~
S.K. Park (Third)
Reza Karimi, ~~Alternate~~ (Third)
Glenn Miller (Mutual 50)
Sue Stephens, Alternate (Mutual 50)
Advisor: Catherine Brians

Maintenance & Construction Committee

Yvonne Horton, Chair (GRF)
Gan Mukhopadhyay (GRF)
Egon Garthoffner, Alternate (GRF)
S.K. Park (Third)
Brad Rinehart, Alternate (Third)
Jim Cook, Alternate (Third)
Alison Bok (United)
Pearl Lee (United)
Mickie Choi Hoe, Alternate (United)
Sue Stephens (Mutual 50)
Peter Sanborn, Alternate (Mutual 50)
Advisors: Reza Karimi, Bill Walsh, Ajit Gidwani

Media and Communications

Joan Milliman, Chair (GRF)
Juanita Skillman, Alternate (GRF)
Donna Rane-Szostak (GRF)
~~Jim Cook (Third)~~
Cris Prince (Third)
Moon Yun, Alternate (Third)
Maggie Blackwell (United)
Georgiana Willis (United)
Peter Sanborn (Mutual 50)
Sue Stephens, Alternate (Mutual 50)
Advisors: Carmen Pacella, Tom Nash, Lucy Parker, Theresa Frost, Catherine Brians

Broadband Ad Hoc Committee

Martin Roza, Chair (GRF)
William Cowen (GRF)

Donna Rane-Szostak, Alternate (GRF)
Cris Prince (Third)
Jim Cook (Third)
Reza Karimi, Alternate (Third)
Alison Bok, non-voting (United)
Sue Quam (United)
Tom Tuning (United)
Peter Sanborn (Mutual 50)
Sue Stephens, Alternate (Mutual 50)
Advisors: John Cornell, Debbie Dotson, **Bunny
Carpenter**

Mobility& Vehicles Committee

Steve Leonard, Chair (GRF)
~~Ryna Rothberg, (GRF)~~
Juanita Skillman, ~~Chair~~ (GRF)
Cush Bhada, Alternate (GRF)
Moon Yun (Third)
S.K. Park (Third)
Reza Karimi, Alternate (Third)
Alison Bok (United)
Nancy Carlson (United)
Sue Stephens (Mutual 50)
Peter Sanborn, Alternate (Mutual 50)
Advisors: Vashi Williams, Elsie Addington

Security and Community Access

Juanita Skillman, Chair (GRF)
Steve Leonard (GRF)
~~Donna Rane-Szostak (GRF)~~
Cush Bhada, Alternate (GRF)
S.K. Park (Third)
Reza Karimi (Third)
Nancy Carlson (United)
Maggie Blackwell (United)
Sue Stephens (Mutual 50)
Peter Sanborn, Alternate (Mutual 50)

OTHER COMMITTEES:

Disaster Preparedness Task Force

Eric Nunez, Co-Chair
Juanita Skillman, Co-Chair (GRF)
Donna Rane-Szostak (GRF)
S.K. Park (Third)

Moon Yun (Third)
Anthony Liberatore (United) Georgiana
Willis (United)
Rick Kopps, Alternate Resident (Mutual 50)
Sue Stephens (Mutual 50)
Advisors: Tom Soule, Bruce Bonbright

Laguna Woods Village Traffic Hearings (Chair will alternate between Boards)

Juanita Skillman (GRF)
Cush Bhada, Alternate (GRF)
S.K. Park (Third)
Mark Laws, Alternate (Third)
Maggie Blackwell (United)
Vidya Kale, Alternate (United)
Sue Stephens (Mutual 50)
Glenn Miller, Alternate (Mutual 50)

Select Audit Task Force

William Cowen, Chair (GRF)
Diane Phelps (GRF)
Mickie Choi Ho (United)
David Veeneman (Third)

Executive Hearings Committee

Yvonne Horton, Chair (GRF)
Juanita Skillman (GRF)
Joan Milliman (GRF)
Donna Rane-Szostak, Alternate (GRF)
~~James Hopkins, Alternate (GRF)~~

Space Planning Ad Hoc Committee

James Hopkins, Chair (GRF)
Yvonne Horton (GRF)
Cush Bhada (GRF)
Alison Bok (United)
Tom Tuning (United)
Nancy Carlson (United)
~~Andy Ginocchio (Third)~~
S.K. Park (Third)
Reza Karimi (Third)
Sue Stephens (Mutual Fifty)
Peter Sanborn (Mutual Fifty)
Glenn Miller (Mutual Fifty)

Correspondent - James Hopkins (GRF)

El Toro Water District – Juanita Skillman, Alternate (GRF)/Donna Rane-Szostak, (GRF)

RESOLVED FURTHER, that Resolution 90-24-26 adopted June 4, 2024, 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 updated committee appointments. Director Skillman seconded.

Hearing no changes or objections, the motion was called to a vote and approved unanimously.

13. The Board took a 5-minute break

The board took a break at 11:31 a.m. and reconvened at 11:43 a.m.

14. Committee Reports

- a. Report of the Finance Committee/Financial Reports – Director Cowen. The committee met on June 19, 2023; next meeting August 21, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.
 - (1) GRF Treasurer’s Report – Director Cowen
 - (2) GRF Finance Committee Report – Director Skillman
- b. Report of the Community Activities Committee – Director Horton. The committee met on July 11, 2024; next meeting August 8, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.
- c. Report of the Landscape Committee – Director Bhada. The committee met on May 8, 2024; next meeting August 14, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.
 - (1) Report of the Water Conservation Committee – Director Rane-Szostak
- d. Report of the Maintenance & Construction Committee – Director Horton. The committee met on June 12, 2024; next meeting August 14, 2024, at 9:30 a.m. in the Board Room and as a virtual meeting.
 - (1) Space Planning Ad Hoc Committee – President Hopkins. The Ad-Hoc committee met on May 1, 2024. Next meeting is TBA.
- e. Report of the Media and Communications Committee—Director Milliman. The committee met on July 15, 2024; next meeting October 21, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.
- f. Report of the Broadband Ad Hoc – Director Roza. The closed committee met on July 24, 2024; next meeting TBA.
- g. Report of the Mobility & Vehicles Committee – Director Skillman. The committee met on May 15, 2024; next meeting August 7, 2024, at 1:30 p.m. in the Board Room.

- h. Report of the Security & Community Access Committee – Director Skillman. The committee met on June 26, 2024; next meeting August 28, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.
- (1) Report of the Laguna Woods Village Traffic Hearings – Director Skillman. The Traffic Hearings were held on July 17, 2024; next hearings on August 21, 2024, 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 30, 2024; next meeting September 24, 2024, at 9:30 a.m. in the Board Room and as a virtual meeting.
- j. Information Technology Advisory Committee – President Hopkins. The committee met on July 26, 2024; next meeting August 30, 2024, at 1:30 p.m. as a virtual meeting.

15. Future Agenda Items - *All matters listed under Future Agenda Items are Resolutions on 28-day public review or items for a future Board Meeting. No action will be taken by the Board on these agenda items at this meeting. The Board will take action on these items at a future Board Meeting.*

- Pricing Rates for Electric Charging Stations
- Discussion of Smart Cards
- Updated Traffic Fine Fees

16. Director's Comments

- Multiple directors commented that this was a good meeting
- Director Horton commented on dues collected, only a portion goes to GRF
- Director Skillman commented that GRF is amenities and services

17. Recess – 12:30 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 2, 2024 – 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 3:55 p.m.

Signed by:

Joan Milliman

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Joan Milliman, Secretary of the Board
Golden Rain Foundation



OPEN MEETING

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

**Thursday, August 15, 2024 – 9:30 a.m.
Willow Room/Virtual Meeting**

GRF Agenda Prep Meeting

Directors Present: Jim Hopkins, Juanita Skillman, Gan Mukhopadhyay, Joan Milliman, Donna Rane-Szostak, Yvonne Horton, Martin Roza, Cush Bhada, Egon Garthoffner, William Cowen, Steven Leonard

Directors Absent: None

Staff Present: CEO-Foster, Makayla Schwietert, Catherine Laster, Paul Nguyen, Carlos Rojas

Others Present: None

1. Call Meeting to Order and Establish Quorum

First Vice President Skillman called the meeting to order at 9:30 a.m. and established that a quorum was present.

2. Approval of the Agenda

First Vice President Skillman asked for approval of the agenda.

With unanimous consent, the Board approved the agenda.

3. Discuss and Consider Items to be placed on the Tuesday, September 3, 2024, Board Meeting Open & Closed Agendas

The Board discussed items to add or remove from the draft Open and Closed Agendas.

Director Rane-Szostak entered the meeting at 9:33 a.m.

Directors Cowen and Leonard entered the meeting at 9:35 p.m.

Director Milliman made a motion to approve the September 3, 2024, Open Agenda. Director Roza seconded.

Hearing no changes or objections, the September 3, 2024, Open Agenda was approved unanimously.

Director Milliman made a motion to approve the September 3, 2024, Closed Agenda. Director Cowen seconded.


Hearing no changes or objections, the September 3, 2024, Closed Agenda was approved by unanimous consent.

4. Director Comments

- Director Rane-Szostak commented that she recorded an update on TV6 to provide the upcoming meetings, and informed the board that she made sure she was cautious of her wording.
- Director Leonard informed the Board of his vacation schedule.

5. Adjournment

The meeting was adjourned at 10:55 a.m.

Signed by:

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Joan Milliman, Secretary of the Board
Golden Rain Foundation



RESOLUTION 90-24-XX

GRF Committee Appointments

RESOLVED, September 3, 2024, that the following persons are hereby appointed and ratified to serve on the Committees of this Corporation:

Community Activities Committee

Yvonne Horton, Chair (GRF)
Joan Milliman, Alternate (GRF)
Cush Bhada (GRF)
SK Park (Third)
Reza Karimi (Third)
Moon Yun, Alternate (Third)
Sue Quam (United)
Ellen Leonard (United)
Georgianna Willis, Alternate (United)
Peter Sanborn (Mutual 50)
Sue Stephens, Alternate (Mutual 50)
Advisors: Roland Boudreau, Ajit Gidwani, Elsie Addington

Finance Committee

Martin Roza, Alternate (GRF)
William Cowen, Chair (GRF)
Donna Rane-Szostak (GRF)
David Veeneman (Third)
Nathaniel Ira Lewis (Third)
Moon Yun, Alternate (Third)
~~**Brad Rinehart, Alternate (Third)**~~
Thomas Tuning (United)
Mickie Choi Hoe (United)
Ellen Leonard, Alternate (United)
Peter Sanborn (Mutual 50)
Sue Stephens, Alternate (Mutual 50)

Information Technology Advisory Committee (ITAC)

James Hopkins, Chair (GRF)
Martin Roza (GRF)

Sue Quam (United)
Tom Tuning (United)
Mark Laws (Third)
S.K. Park (Third)
Advisors: Sue Margolis, Debbie Dotson

Landscape Committee

Cush Bhada, Chair (GRF)
Juanita Skillman, Alternate (GRF)
Donna Rane-Szostak, (GRF)
Sue Quam (United)
Anthony Liberatore (United)
Maggie Blackwell, Alternate (United)
S.K. Park (Third)
Reza Karimi (Third)
Glenn Miller (Mutual 50)
Sue Stephens, Alternate (Mutual 50)
Advisor: Catherine Brians

Maintenance & Construction Committee

Yvonne Horton, Chair (GRF)
Gan Mukhopadhyay (GRF)
Egon Garthoffner, Alternate (GRF)
S.K. Park (Third)
Brad Rinehart, ~~Alternate~~ (Third)
Reza Karimi, Alternate (Third)
~~Jim Cook, Alternate (Third)~~
~~Alison Bok (United)~~
~~Pearl Lee (United)~~
Mickie Choi Hoe, ~~Alternate~~ (United)
Tom Tuning (United)
Ellen Leonard, Alternate (United)
Sue Stephens (Mutual 50)
Peter Sanborn, Alternate (Mutual 50)
Advisors: Reza Karimi, Bill Walsh, Ajit Gidwani

Media and Communications

Joan Milliman, Chair (GRF)
Juanita Skillman, Alternate (GRF)
Donna Rane-Szostak (GRF)
Cris Prince (Third)
Moon Yun, Alternate (Third)
Maggie Blackwell (United)
Georgiana Willis (United)
Sue Quam, Alternate (United)

Peter Sanborn (Mutual 50)
Sue Stephens, Alternate (Mutual 50)
Advisors: Carmen Pacella, Tom Nash, Lucy Parker, Theresa Frost,
Catherine Brians

Broadband Ad Hoc Committee

Martin Roza, Chair (GRF)
William Cowen (GRF)
Donna Rane-Szostak, Alternate (GRF)
Cris Prince (Third)
Jim Cook (Third)
Reza Karimi, Alternate (Third)
~~Alison Bok, non-voting (United)~~
Mickie Choi Hoe, Alternate (United)
Sue Quam (United)
Tom Tuning (United)
Peter Sanborn (Mutual 50)
Sue Stephens, Alternate (Mutual 50)
Advisors: John Cornell, Debbie Dotson,
Bunny Carpenter

Mobility & Vehicles Committee

Steve Leonard, Chair (GRF)
Juanita Skillman (GRF)
Cush Bhada, Alternate (GRF)
Moon Yun (Third)
S.K. Park (Third)
Reza Karimi, Alternate (Third)
~~Alison Bok (United)~~
Ellen Leonard (United)
Maggie Blackwell, Alternate (United)
Nancy Carlson (United)
Sue Stephens (Mutual 50)
Peter Sanborn, Alternate (Mutual 50)
Advisors: Vashi Williams, Elsie Addington

Security and Community Access

Juanita Skillman, Chair (GRF)
Steve Leonard (GRF)
Cush Bhada, Alternate (GRF)
S.K. Park (Third)
Reza Karimi (Third)
David Veeneman, Alternate (Third)
Nancy Carlson (United)

Maggie Blackwell (United)
Vidya Kale, Alternate (United)
Sue Stephens (Mutual 50)
Peter Sanborn, Alternate (Mutual 50)

OTHER COMMITTEES:

Disaster Preparedness Task Force

Eric Nunez, Co-Chair
Juanita Skillman, Co-Chair (GRF)
Donna Rane-Szostak (GRF)
S.K. Park (Third)
Moon Yun (Third)
David Veeneman, Alternate (Third)
Anthony Liberatore (United)
Georgiana Willis (United)
Vidya Kale, Alternate (United)
Rick Kopps, Alternate Resident (Mutual 50)
Sue Stephens (Mutual 50)
Advisors: Tom Soule, Bruce Bonbright

Laguna Woods Village Traffic Hearings (Chair will alternate between Boards)

Juanita Skillman (GRF)
Cush Bhada, Alternate (GRF)
S.K. Park (Third)
David Veeneman, Alternate (Third)
~~Mark Laws, Alternate (Third)~~
Maggie Blackwell (United)
Vidya Kale, Alternate (United)
Sue Stephens (Mutual 50)
Glenn Miller, Alternate (Mutual 50)

Select Audit Task Force

William Cowen, Chair (GRF)
Diane Phelps (GRF)
Mickie Choi Ho (United)
David Veeneman (Third)

Executive Hearings Committee

Yvonne Horton, Chair (GRF)
Juanita Skillman (GRF)
Joan Milliman (GRF)
Donna Rane-Szostak, Alternate (GRF)

Space Planning Ad Hoc Committee

James Hopkins, Chair (GRF)

Yvonne Horton (GRF)

Cush Bhada (GRF)

~~Alison Bok (United)~~

Ellen Leonard, Alternate

Tom Tuning (United)

Nancy Carlson (United)

S.K. Park (Third)

Reza Karimi (Third)

Sue Stephens (Mutual Fifty)

Peter Sanborn (Mutual Fifty)

Glenn Miller (Mutual Fifty)

Correspondent - James Hopkins (GRF)

El Toro Water District – Juanita Skillman, Alternate (GRF)/Donna Rane-Szostak, (GRF)

RESOLVED FURTHER, that Resolution 90-24-43 adopted August 6, 2024, 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.

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Nancy Carlson (United)
S.K. Park (Third)
Reza Karimi (Third)
Sue Stephens (Mutual Fifty)
Peter Sanborn (Mutual Fifty)
Glenn Miller (Mutual Fifty)

Correspondent - James Hopkins (GRF)

El Toro Water District – Juanita Skillman, Alternate (GRF)/Donna Rane-Szostak, (GRF)

RESOLVED FURTHER, that Resolution 90-24-43 adopted August 6, 2024, 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.

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ENDORSEMENT (to board)

Pricing Rates for Electric Vehicle Charging Stations

Baltazar Mejia, Maintenance and Construction Assistant Director, presented a staff report recommending the committee endorse and approve the resolution to set new electric vehicle charging rates effective September 1, 2024, with subsequent annual adjustments to be implemented administratively based on the actual rates for the previous year and the percent change proposed by SCE for the upcoming calendar year.

A motion was made by Director Sue Stephens to accept staff's recommendation. Director Veeneman seconded. Motion passed 6-2, Director Donna Rane-Szostak did not vote and Director Lewis was not present for vote. The endorsement will be presented at the next board meeting.

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STAFF REPORT

DATE: September 3, 2024
FOR: Board of Directors
SUBJECT: Pricing Rates for Electric Vehicle Charging Stations

RECOMMENDATION

Approve a resolution to establish revised electric vehicle charging rates effective September 1, 2024, and subsequent annual adjustments to be implemented administratively based on the actual rates for the previous year and the percent change proposed by SCE for the upcoming calendar year.

BACKGROUND

GRF owns and operates seven (7) electric vehicle (EV) charging ports located at the Community Center and four (4) EV charging ports at the Maintenance Center. All charging stations are available to both members and non-members.

The GRF Board adopted the current pricing schedule on September 5, 2023 as follows:

	GRF Fleet Vehicles	Members and Employees /kWh	Other Users/kWh	Parking Rates
Level 2 Chargers	\$0.00	\$0.31	\$0.34	\$2/hr after 4 hrs
Level 3 Chargers	\$0.00	\$0.31	\$0.44	\$2/hr after 1 hr

DISCUSSION

The current pricing plan has allowed GRF to recover the cost of the energy dispensed and the Flex Billing fee that ChargePoint charges for each session plus a small amount towards the mutual's share of the cost. SCE does not anticipate a rate increase for 2025.

On June 19, 2024, the GRF Finance Committee directed staff to review any potential grant restrictions from the program that funded the installation and bring revised increased rates to the next finance committee meeting for recommendation to the board.

On July 29, 2024, the GRF Finance Committee reviewed the proposed rate increase for DC/Level 3 charging rates for non-members. A motion was made to approve the increase to the rates for DC/Level 3 charging for non-members to \$0.65/kWh. The motion passed unanimously.

A summary of survey of nearby public electric vehicle charging stations is discussed below. In addition, staff reached out to the agency that administers the grant, Cal eVIP, they stated that setting up the costs to charge is not limited by the grant requirements as long as the chargers remain operational.

FINANCIAL ANALYSIS

Approximately 70% of the charging sessions and 80% of the associated revenue comes from non-resident users. A copy of the May 2024 GRF Charging Report is included as Attachment 1.

The average SCE rate for the past year at the Community Center is \$0.28/kWh. The anticipated average rates for the next 3 years are \$0.28/kWh (2025), \$0.31/kWh (2026) and \$0.34/kWh (2027).

At the request of the committee, staff surveyed nearby public charging stations to determine the costs to charge. The average rate for Level 2 chargers is \$0.27/kWh and the average rate for DC chargers (not including the rates for the Tesla Supercharger Station near Polly’s Pies) is \$0.61/kWh. A summary of these rates, including Tesla’s, is included as Attachment 3.

As a result of this, staff recommends increasing the rates for DC/Level 3 charging for non-members to \$0.65/kWh. The table below shows the proposed rates for all users.

	GRF Fleet Vehicles	Members and Employees /kWh	Other Users/kWh	Parking Rates
Level 2 Chargers	\$0.00	\$0.31	\$0.45	\$2/hr after 4 hrs
Level 3 Chargers	\$0.00	\$0.31	\$0.65	\$2/hr after 1 hr

Attachment 2 shows the projected revenues for the next three years based on the above figures and the average use between June 2023 and May 2024.

The vehicle charging fee is to be included in the Annual Assessment Letter Packet that the Finance Department issues every year in November.

Prepared By: Baltazar Mejia, Maintenance and Construction Assistant Director

Reviewed By: Jose Campos, Assistant Director of Financial Services
Manuel Gomez, Maintenance and Construction Director

ATTACHMENT(S)

- Attachment 1: GRF EV Charging Station Report, May 2024
- Attachment 2: Rate Calculation Spreadsheet
- Attachment 3: Summary of EV Charging Rates of Nearby Stations
- Attachment 4: Resolution 90-24-XX

GOLDEN RAIN FOUNDATION

ELECTRIC VEHICLE CHARGING STATION REPORT

May 2024

Month	Level II Sessions (Non Members)	Level II Sessions (Members)	Level III Sessions (Non Members)	Level III Sessions (Members)	Total kWh (Non Members)	Total kWh (Members)	Revenue (Non Members)	Revenue (Members)	SCE Energy Cost	Net Revenue
From Activation Date*										
Dec 31, 2023	4646	4089	6520	1282	173,212	69,375	\$61,425	\$13,466	(\$63,031)	\$11,860
January 2024	101	133	453	69	13558	3156	\$5,303	\$901	(\$4,268)	\$1,936
February 2024	85	113	466	91	14625	3409	\$5,613	\$973	(\$4,247)	\$2,340
March 2024	84	119	470	126	13919	3831	\$5,259	\$1,094	(\$4,552)	\$1,801
April 2024	76	104	517	95	14512	3803	\$5,688	\$1,085	(\$4,785)	\$1,988
May 2024	81	89	526	103	13718	3975	\$6,091	\$1,270	(\$4,498)	\$2,862
June 2024										
July 2024										
August 2024										
September 2024										
October 2024										
November 2024										
December 2024										
TOTAL	5,073	4,647	8,952	1,766	243,544	87,549	\$89,380	\$18,790	-\$85,381	\$22,788

*Activation Dates	Level II (Phase I)	May 26, 2017	Registered Users	Non-Registered Users /kWh	Parking Rates
	Level II (Phase II)	August 27, 2019	Level 2 Chargers	\$0.34	\$2/hr after 4 hrs
	Level III	August 27, 2019	Level 3 Chargers	\$0.44	\$2/hr after 1 hr

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Description	Charger	Average Annual Use (kWh)	SCE Rate (\$/kWh)	ChargePoint Flex Billing Fee (10%)	Rate to Consumer	Revenue	Cost to GRF	Net Revenue
Current Rates								
Village Rate	Level 2	17,235	\$0.28	\$ 0.03	\$ 0.31	\$5,343	\$5,343	\$0
	Level 3	22,189	\$0.28	\$ 0.03	\$ 0.31	\$6,879	\$6,879	\$0
Outside Rate	Level 2	16,363	\$0.28	\$ 0.03	\$ 0.34	\$5,563	\$5,073	\$491
	Level 3	118,836	\$0.28	\$ 0.04	\$ 0.44	\$52,288	\$38,028	\$14,260
Total						\$70,073	\$55,321	\$14,751
2025								
Village Rate	Level 2	18,959	\$0.28	\$ 0.03	\$ 0.31	\$5,877	\$5,877	\$0
	Level 3	24,408	\$0.28	\$ 0.03	\$ 0.31	\$7,566	\$7,566	\$0
Outside Rate	Level 2	17,999	\$0.28	\$ 0.03	\$ 0.34	\$6,120	\$5,580	\$540
	Level 3	130,720	\$0.28	\$ 0.07	\$ 0.65	\$84,968	\$45,098	\$39,869
Total						\$104,531	\$64,122	\$40,409
2026								
Village Rate	Level 2	20,854	\$0.31	\$ 0.03	\$ 0.34	\$7,090	\$7,090	\$0
	Level 3	26,849	\$0.31	\$ 0.03	\$ 0.34	\$9,129	\$9,129	\$0
Outside Rate	Level 2	19,799	\$0.31	\$ 0.04	\$ 0.37	\$7,326	\$6,870	\$455
	Level 3	143,792	\$0.31	\$ 0.07	\$ 0.72	\$103,530	\$54,928	\$48,602
Total						\$127,075	\$78,018	\$49,057

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Provider	Location	EV Charging Rates		Notes
		Level 3/DC (\$/kWh)	Level 2 (\$/kWh)	
ChargePoint	Laguna Woods City Hall 24264 El Toro Rd Laguna Woods	N/A	\$0.30	6.6kW, \$3.96/2hr
ChargePoint	Laguna Hills City Hall 24035 El Toro Rd Laguna Hills	N/A	\$0.21	6.6kW, \$2.77/2hr
ChargePoint	Sofi Apartments 24555 Los Alisos Blvd Laguna Hills	N/A	\$0.30	6.6kW, \$3.96/2hr
ChargePoint	Laguna Woods Village 24351 El Toro Rd Laguna Woods	\$0.31 (Members) \$0.44 (Other)	\$0.31 (Members) \$0.34 (Other)	50kW
EVgo	Chevron Gas Station 23022 Aliso Creek Rd Aliso Viejo	\$0.66 (1-hr Session)	N/A	50kW, \$2.99+\$0.6/kWh
Tesla	Moulton Plaza Polly's Pies 23701 Moulton Pkwy Laguna Hills	\$0.27 (00:00-04:00) \$0.40 (04:00-12:00) \$0.50 (12:00-19:00) \$0.46 (19:00-23:00) \$0.27 (23:00-24:00)	N/A	250kW
Electrify America	Target 24500 Alicia Pkwy Mission Viejo	\$0.56	N/A	150kW and 50kW (non- member price)

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RESOLUTION 90-24-XX

Pricing Rates for Electric Vehicle Charging Stations

WHEREAS, the GRF Board recognizes the need to amend the pricing rates for electric vehicle charging stations as necessary; and

WHEREAS, the establishment of these rates are impacted by the electric rates adopted by Southern California Edison (SCE);

NOW THEREFORE BE IT RESOLVED, September 3, 2024, that the Board hereby approves the following pricing rates for electric vehicle charging stations effective upon adoption of this resolution:

	GRF Fleet Vehicles	LWV Members and Employees /kWh	Other Users/kWh	Parking Rates
Level 2 Chargers	\$0.00	\$0.31	\$0.45	\$2/hr after 4 hrs
Level 3 Chargers	\$0.00	\$0.31	\$0.65	\$2/hr after 1 hr

RESOLVED FURTHER, that future revisions to the pricing rates for electric vehicle charging stations be based on the percent change adopted by SCE effective June 1 of the particular year and implemented by the Finance Department with an update to the Finance Committee and GRF board after the adoption of the new rates; and

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

AUGUST INITIAL NOTIFICATION: Should the Board endorse the proposed revisions, Staff recommends that a motion be made and seconded to accept the resolution and allow discussion to ensure that the resolution reads to the satisfaction of the Board. Staff then recommends that a Board Member postpones the resolution to the next available Board Meeting no less than 28-days from the postponement to comply with Civil Code §4360.

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ENDORSEMENT (to board)

Golf Fees Pricing

Steve Hormuth, Director of Financial Services, presented a staff report recommending the approval of a Golf Maintenance and Operations shared cost percentage of 35% leaving 65% to be recovered through golf facility use fees. Additionally, staff recommended the committee endorse Option A from the three staff provided alternatives of proposed golf fees.

Director Nathaniel Lewis made a motion to endorse the staff recommended 35/65 shared cost split and Option B from the proposed list of golf fees with request for staff to increase guest green fees. David Veeneman seconded. Discussion ensued. Director Thomas Tuning made a motion to amend the existing motion by increasing member green fees for the 27 Hole Course (18 holes) by \$1, from \$16 to \$17. Director Veeneman seconded. The motion passed with a vote of 7-1.

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ENDORSEMENT (to Board of Directors)

Golf Fee Recommendation

Review and recommend a resolution for a shared cost percentage of 35% (covering total expense for golf maintenance and operations including depreciation for work centers 580 / 581 / 670 / 680) leaving the remaining 65% of total costs to be recovered through golf facility use fees. Options were presented for review.

A motion to recommend Finance Committee recommendation of option B revised which includes fewer and smaller changes to fees such as a \$1 per round increase to the member green fee for the 27 Hole Course, full round of 18 holes (from \$16 to \$17) along with increase to guest green fees; lesser increases have been applied to the remaining green fees along with carts and clubs while the pricing for driving range balls remains unchanged.

Motion passed 6-1. Director Stephens opposed.

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STAFF REPORT

DATE: September 3, 2024
FOR: Board of Directors
SUBJECT: Golf Fee Recommendation

RECOMMENDATION

Staff recommends the following:

- 1) The Board of Directors approve a shared cost percentage of 35% (covering total expense for golf maintenance and operations including depreciation) leaving the remaining 65% of total costs to be recovered through golf facility use fees (Resolution #1 - ATT1).
- 2) The Board of Directors approve the proposed Schedule of Golf Fees (ATT2) inclusive of changes to trail fees, cart and club rental fees, and green fees for members and guests, with an effective date of January 1, 2025. An approval of the proposed Schedule of Golf Fees is authorization to temporarily exceed the 35 / 65 split between shared cost and recovery through fees (Resolution #2 - ATT3).

BACKGROUND

In 1985 a golf study committee was formed to review gross annual operating and maintenance costs and to develop a golf fee policy. The outcome of the study was a practice whereby 35% of the expenses were to be covered by all members through assessments and facility users would pay the remaining 65% through usage fees. In the early 1990s a sprinkler system replacement was approved and a decision was made to begin including capital depreciation costs in the operating and maintenance cost and fee calculation.

While golf fees gradually increased over the years, the most recent change made to green fees occurred in 2018 via board resolution 90-18-03. A change was also approved by the board in 2019 to increase the price of a bucket of balls at the driving range via board resolution 90-21-29. A subsequent review and recommendation were later presented to the board in August 2022; however, the approval of the fee change was postponed until further analysis was performed.

In September 2023, the GRF board approved a fee analysis schedule via Resolution 09-23-46 to ensure all fees were periodically reviewed and that a specific timeline was assigned. Per the approved fee analysis schedule, a review of golf fees was conducted in June and July 2024. An analysis of the golf operating and maintenance costs was presented to the GRF Finance Committee on June 19, 2024 illustrating budgeted expenses had increased by approximately \$500,000 when comparing 2024 to 2019. Absent a change in fees, those additional costs were born by the members of GRF.

On July 29, 2024 staff presented to the GRF Finance Committee a report recommending the approval of a Golf Maintenance and Operations shared cost percentage of 35%, leaving 65%

to be recovered through golf facility use fees. Additionally, staff recommended the committee endorse one of three proposed options. After much discussion and input from the Laguna Woods Village members in attendance, the committee endorsed the 35/65 shared cost split and the fees presented in the attached Schedule of Golf Fees (ATT2).

On August 8, 2024 staff presented to the GRF Community Activities Committee (CAC) the same proposals as presented to the GRF Finance Committee. Consistent with the Finance Committee, CAC endorsed the 35/65 shared cost split and the fees presented in the attached Schedule of Golf Fees (ATT2).

DISCUSSION

Based on a review of actual revenues and expenses from 2019 through the forecasted end of 2024, the average annual golf revenues have represented 53% of total expenses with a low of 44% in 2020 due to the impacts of Covid-19 and a high of 58% in 2022. This 53% average is in contrast to the 65% of expenses expected to have been recovered through facility usage fees.

The fee changes endorsed by both the GRF Finance Committee and CAC include an increase in member and guest green fees for the 27-hole and Par 3 courses along with changes to the cart and club rentals and trail fees.

As displayed in the Operating Statement (ATT4), the revenue percentage anticipated to be recovered through fees in 2025 is 67%. Assuming expenses increase in future years by 4% annually from the 2025 budgeted expenses, golf fees may remain unchanged through the end of 2026 when the percentage recovered through fees is anticipated to arrive at 65%.

FINANCIAL ANALYSIS

Should the Board approve the recommended golf fee changes, \$2,834,904 of golf revenue is projected to be generated in 2025 (ATT4). Although this option achieves a 67% recovery of expenses, revenue projections are approximately \$236,000 less than currently projected in the 2025 Business Plan. The potential revenue difference will be monitored throughout 2025 and staff will make adjustments as needed to ensure the total GRF budget is adhered to.

Prepared By: Steve Hormuth, Director of Financial Services

Reviewed By: Alison Giglio, Recreation and Special Events Director

ATTACHMENT(S):

Attachment 1: Schedule of Golf Fees
Attachment 2: Resolution #1 - 35/65 Split 090-24-XX
Attachment 3: Operating Statement
Attachment 4: Resolution #2 - Fee Change 090-24-XX

Golden Rain Foundation of Laguna Woods

Schedule of Golf Fees

Fee Recommendation

	Current Fee	Proposed	
	Fee	Fee	Change
Carts & Clubs			
Cart Registration (Trail Fee), Single Use	\$8.00	\$10.00	25%
Cart Registration (Trail Fee), Annual Pass	60.00	65.00	8%
Cart Rental, 18 Holes	15.00	18.00	20%
Cart Rental, 9 Holes	8.00	9.00	13%
Cart Rental, Hand Pulled	1.00	2.00	100%
Club Rental	25.00	30.00	20%
Club Storage (locker), Annual Fee	45.00	45.00	0%
Club Storage (locker) , Monthly	12.00	12.00	0%
Driving Range			
Driving Range, Large Bucket	6.00	6.00	0%
Driving Range, Small Bucket	4.00	4.00	0%
Driving Range, Quarter Bucket	2.00	2.00	0%
Greens Fee, 27 Hole Course, 18 Holes			
Members	16.00	17.00	6%
Guests, Weekday	35.00	40.00	14%
Guests, Weekend	55.00	65.00	18%
Greens Fee, 27 Hole Course, 9 Holes			
Members	8.00	9.00	13%
Guests, Weekday	18.00	20.00	11%
Guests, Weekend	28.00	33.00	18%
Greens Fee, Par 3 Course, 18 Holes			
Members	10.00	11.00	10%
Guests	16.00	22.00	38%
Greens Fee, Par 3 Course, 9 Holes			
Members	6.00	7.00	17%
Guests	8.00	11.00	38%

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RESOLUTION 90-24-XX

Golf Shared Cost Percentage: 35% / 65% (Member Shared / Facility Use Fee)

WHEREAS, the golf fees administered by the Golden Rain Foundation of Laguna Woods Board of Directors adhere to the Shared Cost Guidelines established in Resolution 90-12-132, whereby certain fees can be imposed upon users of various recreation facilities in order to control crowding and minimize over-usage, and to recover operating costs; and

WHEREAS, at the July 29, 2024 Finance Committee meeting, the committee endorsed staff's recommendation to establish a shared cost percentage of 35% (covering total expense for golf maintenance and operations including depreciation) leaving the remaining 65% of total costs to be recovered through golf facility use fees; and

WHEREAS, at the August 8, 2024 Community Activities Committee meeting, the committee affirmed the Finance Committee recommendation to establish a golf shared cost of 35% / 65%;

NOW THEREFORE BE IT RESOLVED, October 1, 2024, that the Board of Directors of this Corporation hereby adopts the establishment of a shared cost percentage of 35% leaving the remaining 65% of total costs to be recovered through golf facility use fees; and

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

September Initial Notification. Should the Board endorse the proposed revisions, Staff recommends that a motion be made and seconded to accept the resolution and allow discussion to ensure that the resolution reads to the satisfaction of the Board. Staff then recommends that a Board Member postpones the resolution to the next available Board Meeting no less than 28-days from the postponement to comply with Civil Code §4360.

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Golden Rain Foundation of Laguna Woods

Operating Statement

Fee Recommendation

	2019 Actual	2020 Actual	2021 Actual	2022 Actual	2023 Actual	2024 Annualized	2025 Proposed
Revenues:							
Golf green fees	1,351,798	1,241,594	1,656,161	1,777,020	1,677,719	1,689,913	2,076,559
Golf operations	231,543	273,504	318,827	363,750	249,558	342,856	412,882
Merchandise sales	182,296	139,787	296,061	314,534	212,217	280,129	332,000
Clubhouse rentals and event fees	9,933	3,088	4,659	25,085	17,275	12,064	13,463
Miscellaneous	1,184	(150)	38	59	44	325	-
Total golf revenue	1,776,754	1,657,823	2,275,745	2,480,447	2,156,812	2,325,287	2,834,904
Expenses:							
Employee comp and related	2,159,467	2,278,434	2,162,121	2,227,466	2,232,335	2,310,720	838,783
Materials and supplies	264,959	262,536	248,861	284,626	220,433	214,093	42,200
Cost of goods sold	143,244	99,459	204,813	223,256	150,881	200,815	207,000
Community events	-	-	-	255	-	2,605	1,750
Utilities and telephone	443,534	464,673	573,170	651,031	475,876	459,664	661,273
Equipment rental	46,621	42,508	43,586	62,446	54,502	69,618	55,100
Outside services	71,738	100,451	220,124	247,224	238,991	248,908	1,891,954
Repairs and maintenance	8,046	4,937	7,098	16,221	9,187	-	18,700
Other operating expense	22,342	17,150	18,591	17,381	14,416	22,023	7,300
Property and sales tax	14,495	11,659	23,114	24,230	16,870	21,753	24,606
Net allocation of mutuals	110,476	93,357	111,438	123,469	133,937	109,636	63,635
Depreciation	400,368	374,232	387,734	389,492	384,616	397,555	415,000
Total expense	3,685,290	3,749,397	4,000,649	4,267,095	3,932,044	4,057,391	4,227,301
Total revenue	1,776,754	1,657,823	2,275,745	2,480,447	2,156,812	2,325,287	2,834,904
Total expense	3,685,290	3,749,397	4,000,649	4,267,095	3,932,044	4,057,391	4,227,301
Net expense (i.e. loss)	(1,908,536)	(2,091,574)	(1,724,904)	(1,786,648)	(1,775,232)	(1,732,104)	(1,392,397)
Revenue as a % of expense	48%	44%	57%	58%	55%	57%	67%

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RESOLUTION 90-24-XX

Schedule of Golf Fees

WHEREAS, the golf fees administered by the Golden Rain Foundation of Laguna Woods Board of Directors adhere to the Shared Cost Guidelines established in Resolution 90-12-132, whereby certain fees can be imposed upon users of various recreation facilities in order to control crowding and minimize over-usage, and to recover operating costs; and

WHEREAS, the Board directed staff to perform an annual review of golf revenue earned through fees compared to expenses incurred in accordance with Resolution 90-23-46. Staff will then propose fee changes (increase/decrease) to ensure the shared costs stay consistent with a Board approved percentage; and

WHEREAS, at the July 29, 2024 Finance Committee meeting, the committee endorsed a \$1 per round increase to each of the member greens for 18 holes and 9 holes on the 27 Hole Course and 18 holes and 9 holes at the Par 3 Course. The committee also endorsed increases for guest green fees, cart and club rentals along with trail fees; and

WHEREAS, at the August 8, 2024 Community Activities Committee meeting, the committee affirmed the Finance Committee endorsement of increased golf fees;

NOW THEREFORE BE IT RESOLVED, October 1, 2024, that the Board of Directors of this Corporation hereby adopts Schedule of Golf Fees in Exhibit A below effective January 1, 2025; and

Exhibit A: Schedule of Golf Fees

Fee	2024 Fee	2025 Fee
<u>Carts and Clubs</u>		
Cart Registration (Trail Fee), Single Use	\$8.00	\$10.00
Cart Registration (Trail Fee), Annual Pass	\$60.00	\$65.00
Cart Rental, 18 Holes	\$15.00	\$18.00
Cart Rental, 9 Holes	\$8.00	\$9.00
Cart Rental, Hand Pulled	\$1.00	\$2.00
Club Rental	\$25.00	\$30.00
Club Storage Locker, Annual Fee	\$45.00	\$45.00
Club Storage Locker, Monthly Fee	\$12.00	\$12.00

Fee (continued)	2024 Fee	2025 Fee
<u><i>Driving Range</i></u>		
Driving Range, Large Bucket	\$6.00	\$6.00
Driving Range, Small Bucket	\$4.00	\$4.00
Driving Range, Quarter Bucket	\$2.00	\$2.00
<u><i>Greens Fee, 27 Hole Course, 18 Holes</i></u>		
Members	\$16.00	\$17.00
Guests, Weekday	\$35.00	\$40.00
Guests, Weekend	\$55.00	\$65.00
<u><i>Greens Fee, 27 Hole Course, 9 Holes</i></u>		
Members	\$8.00	\$9.00
Guests, Weekday	\$18.00	\$20.00
Guests, Weekend	\$28.00	\$33.00
<u><i>Greens Fee, Par 3 Course, 18 Holes</i></u>		
Members	\$10.00	\$11.00
Guests	\$16.00	\$22.00
<u><i>Greens Fee, Par 3 Course, 9 Holes</i></u>		
Members	\$6.00	\$7.00
Guests	\$8.00	\$11.00

RESOLVED FURTHER, that Resolution 90-18-03 approved on January 2, 2018 is hereby superseded and canceled; and

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

September Initial Notification. Should the Board endorse the proposed revisions, Staff recommends that a motion be made and seconded to accept the resolution and allow discussion to ensure that the resolution reads to the satisfaction of the Board. Staff then recommends that a Board Member postpones the resolution to the next available Board Meeting no less than 28-days from the postponement to comply with Civil Code §4360.

STAFF REPORT

DATE: September 3, 2024
FOR: Board of Directors
SUBJECT: Resident Request for Use of Community Center Third Floor Room for Private Party

RECOMMENDATION

Review and recommend a resolution for resident request to use the Community Center third floor room for a private party on December 20, 2024 (Attachment 1).

BACKGROUND

The Community Center third floor room is located next to the table tennis room and is not a reservable space. It is currently being used for classes that were displaced due to the Clubhouse 1 renovation project. Clubhouse 1 is scheduled to reopen in mid- September in which all classes and reservations displaced will return.

Traditionally, the space is used for the following:

- Security locker/changing room;
- Corporation finance document storage;
- Large equipment storage not easily relocated; and
- Staging area to minimize costs for community projects including, but not limited to, the Village Breeze magazine pallet drop zone of approximately 1K copies, Community Center art displays changed out regularly and managing agent events.

DISCUSSION

A resident requested the use of the Community Center third floor room for a private party on December 20, 2024 from 5 to 9 p.m. The resident has the Community Center Elm Room reserved for this time and would prefer the use of the larger space on the third floor. The resident requests 10 to 12 tables and 60 chairs (exact numbers to be determined at a later date). They are also requesting use of a coffee urn and a water dispenser. The coffee urns are used for meetings in the board room and there are water pitchers for general use, both available in the Community Center. The water dispenser would need staff coordination to be delivered from another facility as this is not available in the Community Center. The resident will provide a light meal and dessert and no kitchen facilities are requested.

There is no room rental rate established for this space as it is not approved as a room available for rent. The Community Center has 16 6' tables, 9 card tables and 70 chairs. These are usually available for use in the Board room and Elm room.

The resident would also like the use of the table tennis room for her guests and the Table Tennis Club president stated the club would have one member for each three guests to remain compliant with the table tennis guest policy.

The Community Center front desk is regularly staffed until 9 p.m. on Fridays.

On August 8, 2024, the Community Activities Committee reviewed and recommended the resident request to use the Community Center third floor room for a private party and use of the table tennis room for guests on December 20, 2024.

FINANCIAL ANALYSIS

Generally, when Recreation provides tables and chairs at non-reservable spaces, such as the Equestrian Center, the bill rate applies for the labor to setup and breakdown the tables and chairs at \$33.52 per hour.

Prepared By: Alison Giglio, Recreation and Special Events Director
Reviewed By: Steve Hormuth, Financial Services Director
Catherine Laster, Services Manager

ATTACHMENT(S)

Attachment 1: Resident Request
Attachment 2: Resolution 90-24-XX



Recreation Committee Request Form

PLEASE NOTE: THIS FORM IS NOT FOR ROUTINE RECREATION REQUESTS

Your request is important to us and will be handled accordingly. Per the policy of the Golden Rain Foundation (GRF), if your request falls outside the scope of the Recreation Department's authority, it will be forwarded to the Community Activities Committee (CAC) for review. If you are unsure whether your request falls into this category, please contact the on-site facility Supervisor or the Recreation Manager at 597-4482 in order to make that determination. CAC will then review the request and determine the proper course of action. If necessary, CAC will make a recommendation to the GRF Board of Directors for action. You will then be notified of the Committee or Board's decision. Please be patient as this process may take several months.

Print Requestor Name: _____ Date: July 22, 2024

Print Individual, Club or Organization Name: _____

Manor: _____ Phone: _____ E-mail: _____

Request (please check one):

☐ Change/Exception to Policy ☒ Donation ☐ Staff Time Request

☒ Equipment Request ☒ Facility Request ☐ Other: _____

Explanation:

Please explain the circumstances of your request. Include approximate cost, dates, times and locations when necessary. Please use reverse side or attach a separate sheet if necessary.

FRIDAY, DECEMBER 20, 2024
COMMUNITY CENTER MULTI PURPOSE - 2nd floor
Room - 5:00 pm - MY 90th BIRTHDAY
4550 FAMILY GUESTS -
NO KITCHEN - \$75.00 DONATION
10-12 tables (to be determined)
50 CHAIRS
COFFEE MACHINE
WATER CONTAINER

Requestor Signature: _____

Signatures of All Other Individuals/Club Presidents Affected by this Request:

Signature	Manor #	For	Undecided	Against
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
_____	_____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(Please attach a separate sheet if more signatures are necessary)

PLEASE FORWARD COMPLETED REQUEST FORM TO:

Laguna Woods Village Recreation Department
P.O. Box 2220, Laguna Woods, CA 92637

Explanation (Continued):

The reason the Multi Purpose room would be ideal for my birthday celebration is the family members who wish to can play Table Tennis and have a wonderful time. I consulted with The president of T.T. Dr. Ambrose Hung who welcomes my guests to enjoy the sport of T.T. My guests will be staying at Ayres Hotel and can walk to the Community Center. It is a win win plan. We also plan to have a light meal and dessert.

Recreation Committee Request Form Guidelines

- Change/Exception to Policy: The GRF Board of Directors has established policies and practices governing the use of the Community's recreational facilities. Recreation Department staff do not have the authority to grant exceptions or make changes to these policies. However, special circumstances, as determined by GRF, may warrant a change or exception to these policies.
- Donation: From time to time, individuals and clubs/organizations have offered monetary, materials, and equipment donations to enhance various facilities and activities. The proposed donations are reviewed by CAC to determine the associated short- or long-term impact of the donation. Upon approval by GRF, the donation will be accepted with thanks.
- Staff Time Request: Requests for staff time will be reviewed by the affected facility Supervisor and the Recreation Manager. If the request falls outside the scope of the GRF approved service level, it will be addressed by CAC with their recommendation forwarded to the GRF Board for final approval.
- Equipment/Facility Request: Equipment within Laguna Woods Village facilities and the facilities themselves are updated and maintained in some cases as needed and in other cases on a schedule with the Maintenance Division. The need for a piece of equipment or facility to be fixed, replaced or added must be addressed by CAC and approved by GRF.

OFFICE USE ONLY

WORK CENTER	#	HANDLED BY STAFF YES NO	COMMENTS/COMPLETED DATE
If No: <i>Check Below</i>			
REFERRED TO	CAC M&C SECURITY GRP FINANCE GRP OTHER	DATE	COMMENTS/COMPLETED DATE



RESOLUTION 90-24-XX

Resident Request for Use of Community Center Third Floor Room for Private Party

WHEREAS, resolutions 90-12-132, 90-18-03, 90-12-12 and 90-16-18 established guidelines for shared costs and fees; certain fees can be imposed upon users of various recreational facilities to control crowding, mitigate over-usage, and recover operating costs; and

WHEREAS, the room reservation fees administered by the Golden Rain Foundation of Laguna Woods Board of Directors adhere to the Shared Cost Guidelines established in Resolution 90-12-132, whereby certain fees can be imposed upon users of various recreation facilities in order to control crowding and minimize over-usage, and to recover operating costs; and

WHEREAS, the resident requests the use of the Community Center Third Floor Room on December 20, 2024 from 5 to 9 p.m. for a private party; and

WHEREAS, the resident requests 10 to 12 tables and 60 chairs (exact numbers to be determined at a later date), coffee urn and a water dispenser with a light meal to be provided by the resident; and

WHEREAS, the resident would also like the use of the table tennis room for her guests and the Table Tennis Club president stated the club would have one member for each three guests to remain compliant with the table tennis operating rules; and

WHEREAS, On August 8, 2024, the Community Activities Committee reviewed and recommended the resident request to use the Community Center Third Floor Room for a private party and use of the table tennis room for guests on December 20, 2024;

NOW THEREFORE BE IT RESOLVED, September 3, 2024, that the Board of Directors of this Corporation hereby adopts an exception for the resident request to use the Community Center Third Floor Room for a private party and use of the table tennis room for guests on December 20, 2024; and

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

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ENDORSEMENT (to Board)

Traffic Fee Pricing

Steve Hormuth, Director of Financial Services, presented a staff report recommending the approval of the proposed schedule of Traffic Monetary Penalties to be effective January 1, 2025. The change aims to enhance adherence to traffic and parking regulations and reduce the frequency of violations.

Director Stephens made a motion to accept the proposed Schedule of Traffic Monetary Penalties with an effective date of January 1, 2025. Director Roza Seconded. Discussion Ensued. Motion Passed 6-0, Directors Lewis and Rane-Szostak were not present for the vote.

The motion passed to be presented at the following SCAC meeting.

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ENDORSEMENT (to Board) Traffic Fee Pricing

Steve Hormuth, Director of Financial Services, presented a staff report recommending the approval of the proposed Schedule of Traffic Monetary Penalties to be effective January 1, 2025. The change aims to enhance adherence to traffic and parking regulations and reduce the frequency of violations.

Director Stephens made a motion to accept the proposed Schedule of Traffic Monetary Penalties with an effective date of January 1, 2025. Directors Skillman and Carlson seconded. Discussion ensued.

By a vote of 5-1, the motion passed (Director Karimi abstained, Director Rane-Szostak was not present for the vote).

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STAFF REPORT

DATE: September 3, 2024
FOR: Board of Directors
SUBJECT: Schedule of Traffic Monetary Penalties

RECOMMENDATION

Staff recommends approval of the updated Schedule of Traffic Monetary Penalties (ATT1) with an effective date of January 1, 2025.

BACKGROUND

The Laguna Woods Village streets and neighborhoods are intended to be safe havens for residents and their guests. Speeding and failing to stop at stop signs pose significant risks to these groups. While the Golden Rain Foundation (GRF) enforces traffic rules to mitigate these dangers, drivers may be less likely to adhere to the traffic rules if they feel the financial consequences of an infraction are minimal.

Similar to traffic rule enforcement, GRF ensures parking rules are followed to maintain fairness and order as parking spaces are limited, to maintain aesthetic standards within the community, to prevent long-term storage, and to ensure emergency vehicles, delivery trucks and traffic are unobstructed by illegally parked vehicles. Where the financial consequences of an infraction are perceived to be minimal, the parking rules are less likely to be adhered to.

The current Schedule of Traffic Monetary Penalties was last updated on September 29, 2021. Traffic Monetary Penalties are being reviewed during 2024 in accordance with the GRF Fee Analysis approved via resolution 09-23-46.

On August 28, 2024, the Security Community Access Committee discussed the updated Schedule of Traffic Monetary Penalties. Director Karimi suggested changes be made and presented to the Board of Directors.

DISCUSSION

Through discussion with the Security Services Department and Laguna Woods Village members, many of the current traffic penalties are perceived as minimal. As part of the fee review being conducted, staff focused the recommendation on increasing those fees where resident safety is at risk and where parking violations may cause damage to community or member property.

FINANCIAL ANALYSIS

The desired effect of raising traffic monetary penalties is to increase compliance with traffic and parking rules and drive down occurrence of infractions. Though infractions are anticipated to occur at a lower rate (assumed 25% reduction), the increase in fees is expected to generate an additional \$36,000 of revenue over 2024, or \$84,400 in 2025.

Prepared By: Steve Hormuth, Director of Financial Services
Carmen Aguilar, Administrative Coordinator
Alycia Magnuson, Administrative Specialist

Reviewed By:

Jose Campos, Assistant Director of Financial Services
Francis Gomez, Compliance Operations Manager
Roger Cowdrey, Security Services Supervisor II
Tom Siviglia, Security Services Operations Manager
Eric Nuñez, Security Services Director

ATTACHMENT(S)

Attachment 1:

Schedule of Traffic Monetary Penalties

Attachment 2:

Resolution 90-24-XX

Schedule of Traffic Monetary Penalties

Moving Violations	1st	2nd	3rd	4th (or more)
600 - Speeding (6 - 10 MPH)	\$40 \$25	\$80 \$50	\$120 \$0	
601 - Speeding (11 - 15 MPH)	\$100 \$50	\$200 \$250 \$100	\$400 \$500 \$0	
602 - Speeding (16 MPH and over)	\$150 \$100	\$300 \$200	\$500 \$0	
610 - Failure to stop	\$200 \$50	\$300 \$100	\$400 \$200	
620 - Right of way	\$25	\$50		
630 - Turn signal	\$25	\$50		
640 - Left of center	\$125 \$25	\$175 \$50		
* 650 - Hit and run	\$300 \$200	\$500 \$400		
* 660 - Valid driver's license not produced	\$200	\$400		
* 680 - Reckless	\$300 \$150	\$400 \$300	\$550 \$300	\$700 \$300
* 690 - Headlight violation	\$25	\$25	\$25	\$25
691 - Riding a bicycle on sidewalk	\$25	\$25	\$50	\$50
695 - Other moving	\$25	\$50		
Parking Violations	1st	2nd	3rd	4th (or more)
* 010 - Abandoned vehicle	\$75 \$25	\$150 \$25	\$300 \$50	\$350 \$50
* 700 - No parking zone	\$25	\$50	\$75	\$100
* 714 - Unpermitted electric plug-in (EV)	\$240	\$480	\$480	\$480
* 715 - Unpermitted electric plug-in (Golf Cart)	\$100	\$150	\$200	\$250
* 716 - Unattended extension cords and battery charger	\$50	\$100	\$150	\$150
* 720 - Limited time parking	\$25	\$50 \$25	\$75 \$50	\$100 \$75
* 721 - Recreational vehicle parked over six-hour limit	\$50 \$25	\$100 \$25	\$150 \$50	\$200 \$75
* 722 - Advertising on vehicle parked overnight	\$25	\$50 \$25	\$75 \$50	\$100 \$75
* 723 - Vehicle used for storage	\$50	\$100	\$150	\$200
* 724 - Parked on sidewalk or grass	\$50 \$25	\$75 \$25	\$125 \$50	\$150 \$75
* 725 - Expired vehicle registration	\$50	\$100	\$150	\$150
* 726 - Parked obstructing access	\$50 \$25	\$100 \$25	\$150 \$50	\$200 \$75
* 727 - No valid decal or parking permit displayed	\$25	\$25	\$50	\$75
* 730 - Other parking violations	\$25	\$25	\$50	\$75
* 800 - Fire hydrant	\$100 \$25	\$175 \$50	\$200 \$50	\$200 \$50
* 810 - Handicapped parking with placard and handicap I.D. verification	\$0	\$25	\$50	\$100 \$75
* 811 - Handicapped parking with no placard or handicap I.D. verification	\$300 \$150	\$350 \$200	\$400 \$250	\$475 \$275
Pedestrian Violations	1st	2nd	3rd	4th (or more)
* 750 - Pedestrian violations	\$25	\$25	\$50	\$50
RV Parking Violations	1st	2nd	3rd	4th (or more)
* 820 - Hazardous material	\$125 \$75	\$200 \$100	\$300 \$150	\$425 \$0
* 830 - Wheel block	\$50 \$25	\$75 \$50	\$125 \$75	\$175 \$100
* 840 - Jack support (R&R Section "W" violation)	\$25	\$50	\$75	\$100
* 850 - Maintenance or repair	\$25	\$50	\$75	\$100
* 860 - Miscellaneous (Minor)	\$25	\$50	\$75	
* 870 - Miscellaneous (Major)	\$50	\$100	\$150	
Miscellaneous (Minor): Flat tires; failure to provide paperwork				
Miscellaneous (Major): Expired registration, living in RV, clutter, storage outside of vehicle, wash-rack violation, unauthorized vehicle, vehicle used for storage, unattended generator in use, portable sheds/tents erected, illegal jack				
Make check payable to: GRF and reference the case number on the check Mail check to: Security Services Division, 24351 El Toro Road, Laguna Woods, CA 92637 In person: Payment can be dropped off in the payment box located in the Laguna Woods Village Community Center and in the Security Services Building				

* Violation is ineligible for traffic school

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RESOLUTION 90-24-XX

Schedule of Traffic Monetary Penalties

WHEREAS, at the July 29, 2024 Finance Committee meeting, the Committee approved staff's recommendation of the proposed schedule of Traffic Monetary Penalties with an effective date of January 1, 2025; and

WHEREAS, the change aims to enhance adherence to traffic and parking regulations and reduce the frequency of violations;

NOW THEREFORE BE IT RESOLVED, on October 1, 2024, the Board of Directors of this Corporation hereby approves the revised Schedule of Traffic Monetary Penalties as presented; and

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

September Initial Notification: Should the Board endorse the proposed resolution, Staff recommends that a motion be made and seconded to accept the resolution and allow discussion to ensure that the resolution reads to the satisfaction of the Board. Staff then recommends that a Board Member postpones the resolution to the next available Board Meeting no less than 28-days from the postponement to comply with Civil Code §4360.

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ENDORSEMENT (to Board)

Vehicle, Traffic and Parking Rules

On August 28, 2024, Eric Nuñez, Director of the Security Services Department, presented a staff report recommending the approval of the Vehicle, Traffic and Parking Rules and regulations within Laguna Woods Village. These amendments will accommodate the advancements in technology, policies and laws associated within California and Laguna Woods Village to aide in the efficiency of service levels and enforcement.

Director Park made a motion to accept and move forward with the staff recommended Vehicle, Traffic and Parking Rules to be presented at the following Golden Rain Foundation Board meeting held on September 3, 2024. Director Karimi seconded. Discussion ensued. Director Skillman asked for the question.

By unanimous vote, the motion passed (Director Rane-Szostak was not present for the vote).

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STAFF REPORT

DATE: September 3, 2024
FOR: Board of Directors
SUBJECT: Vehicle, Traffic and Parking Rules

RECOMMENDATION

Staff recommends approval of the revised Vehicle, Traffic and Parking Rules.

BACKGROUND

The Security Services Department patrols and enforces the vehicle, traffic, and parking rules and regulations within Laguna Woods Village. On May 6, 2014, the board established Vehicle, Traffic and Parking Rules to align with changes in California Vehicle Code and traffic laws. Since the adoption, the Vehicle, Traffic and Parking Rules have been amended on at least six occasions (Resolutions 90-14-21, 90-15-29, 90-16-24, 90-16-26, 90-19-25, and 90-19-56). The policy is enforced by the Laguna Woods Village Traffic Enforcement Division.

On February 28, 2024, the Security Community Access Committee (SCAC) directed staff to review, delete and update the terminology in the Vehicle, Traffic and Parking Rules.

Since April 10, 2024, members of SCAC and staff have held workshops to review the terminology and format of the rules.

DISCUSSION

The SCAC is requesting to update the outdated qualities of the policy to include, but not limited to:

- Remove applicable uses of the term “DECAL”;
- Include applicable uses of the abbreviation “RFID”;
- Include the term “E-BIKE(S)” for electric bicycles; and
- Formatting.

These amendments will accommodate the advancements in technology, policies and laws associated within California and Laguna Woods Village to aid in the efficiency of service levels and enforcement of the Vehicle, Traffic and Parking Rules.

FINANCIAL ANALYSIS

None.

Prepared By: Carmen Aguilar, Administrative Coordinator
Alycia Magnuson, Administrative Specialist

Reviewed By: Francis Gomez, Compliance Operations Manager
Roger Cowdrey, Security Services Supervisor II
Tom Siviglia, Security Services Operations Manager
Eric Nunez, Security Services Director

ATTACHMENT(S):

Attachment 1: Vehicle, Traffic and Parking Rules – Red Line Version

Attachment 2: Vehicle, Traffic and Parking Rules – Clean Version

Attachment 3: Resolution 90-24-XX



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Vehicle, Traffic and Parking Rules

Resolution 90-24-XX; October 1, 2024

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The following Vehicle, Traffic, and Parking Rules are strictly enforced and are applicable to all pedestrians and persons controlling or operating vehicles on any real property regulated by the Golden Rain Foundation of Laguna Woods (GRF). This generally refers to the streets, sidewalks, parking areas, clubhouses, grounds, and other amenities overseen by GRF.

Last Audit 5-28-20

Golden Rain Foundation
Vehicle, Traffic, and Parking Rules and Regulations
Page 2 of 29

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Last Updated 08-28-2024

Vehicle, Traffic and Parking Rules

~~Resolution 90-19-56, adopted December 3, 2019; Resolution 90-19-25, adopted June 4, 2019; Resolution 90-16-26, adopted June 7, 2016; Resolution 90-16-24, adopted June 7, 2016; Resolution 90-15-29, adopted May 5, 2015; and Resolution 90-14-21, adopted May 6, 2014~~

~~The following Vehicle, Traffic, and Parking Rules are strictly enforced and are applicable to all pedestrians and persons controlling or operating vehicles on any real property regulated by the Golden Rain Foundation of Laguna Woods (GRF). This generally refers to the streets, sidewalks, parking areas, clubhouses, grounds, and other amenities overseen by GRF.~~ Table of Contents

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1. PREFACE

(See Section 2 – Definitions, for words appearing in ALL CAPITAL LETTERS.)

In order to promote safety, all drivers, pedestrians, and vehicles must follow the same rules of the road as are expected on public streets, unless otherwise specified in herein.

Enforcement is the responsibility of the Laguna Woods Village Security Services Department, unless otherwise designated by law. All persons must stop when directed or signaled by a member of the Security Services Department and provide all items of identification as requested, such as GRF identification card (ID), driver's license, vehicle registration, gate pass, etc.

Security Services Officers will issue a Notices of Violation (NOV) for violation of these rules. Persons in violation may be subject to a fine and/or other disciplinary action. Vehicles parked in violation may be subject to a fine, and/or towed-away at the vehicle owner's expense.

GRF kindly reminds everyone that parking space is a valuable and a limited resource.

- RESIDENTS are encouraged to limit their number of vehicles kept in the Community.
- Please remind your guests to use UNASSIGNED PARKING or your own ASSIGNED PARKING space. Use of another RESIDENT'S ASSIGNED PARKING space without their written permission can result in a Notice of Violation, fine, and/or tow-away at the vehicle owner's expense.
- The use and control of an ASSIGNED PARKING space rests exclusively with the RESIDENTS of the associated UNIT.
- A NON-RESIDENT party to a UNIT such as a MEMBER, owner, leasing agent, power of attorney, successor trustee, conservator, etc. may not keep any vehicle in the Community when the subject UNIT is occupied by a RESIDENT.

The MEMBER is responsible for any violation occurring in their ASSIGNED PARKING.

The MEMBER is responsible for any violation committed by their delegate, invitee, renter or lessee, and any invitee of a delegate, renter or lessee.

1.2. DEFINITIONS

Words appearing in ALL CAPITAL LETTERS are defined in this section.

1.1.2.1. ABANDONED VEHICLE

A MOTOR VEHICLE having either of the following attributes:

- 2.1.1. Appears deserted, neglected, unsightly, or INOPERABLE.

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2.1.2. If in **UNASSIGNED PARKING**, **h** has not been moved within a 21-day period ~~applies to carports and open spaces~~ unless previously receiving written authorization from the Security Services Department. (See Section 7.45 - Resident's Extended **Absence** Parking).

2.42.2. ASSIGNED PARKING

A defined parking location such as a carport, parking garage space, ~~or~~ UNIT driveway, or garage that has **both** of the following attributes:

• **2.2.1.** Is regulated by a Mutual Corporation or GRF.

• **2.2.2.** Is allotted as an exclusive use area of a particular UNIT.

2.22.3. BICYCLE

A device, upon which a person can ride, propelled by human power through pedals, a belt, chain, or gears and having one or more wheels. ~~An E-BIKE is motorized~~ **motorized** bicycle **and** is classified as a MOTOR VEHICLE, not a BICYCLE.

2.32.4. COMMERCIAL VEHICLE

A vehicle displaying **any** of the following attributes:

• **2.4.1.** Of a type used or maintained for the transportation of persons for hire, compensation, or profit. Examples: Taxi cab, limousine, any vehicle originally designed to carry 12 or more passengers.

• **2.4.2.** Designed, used, or maintained primarily for the transportation of property.

• **2.4.3.** Includes any vehicle mounted with a utility body/bed, equipment carrier or other structure designed to secure goods. However, a carrier designed for specific sports or athletic equipment (e.g. bicycle or ski rack) is acceptable.

• **2.4.4.** Used, specially equipped, or advertised for commercial purposes. Examples: MOTOR TRUCK, cargo trailer, PICKUP TRUCK with a ladder rack or utility body or stake panels, or carrying visible tools or merchandise, van with business advertising displayed or carrying visible tools, chests, racks or merchandise, sedan with applied lettering advertising a business.

EXCEPTIONS:

PICKUP TRUCKS and passenger vehicles (including commuter carpooling vans of up to 11 passenger capacity) are not COMMERCIAL VEHICLES unless used, specially equipped, or advertised for commercial purposes.

2.42.5. EMPLOYEE

A person who is employed by the managing agent.

2.52.6. GOLDEN RAIN FOUNDATION

The Golden Rain Foundation of Laguna Woods.

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2.62.7. GOLF CART

A MOTOR VEHICLE having all of the following attributes:

- 2.7.1. Having not less than three wheels in contact with the ground.
- 2.7.2. Having an unladen weight of less than 1,300 pounds.
- 2.7.3. Designed to be operated at no more than 20 mph.
- 2.7.4. Designed to carry golf equipment and passengers.
- 2.7.5. Is exempt from California Motor Vehicle Registration.

2.72.8. GOLF CAR

A MOTOR VEHICLE that has all the attributes of a Low Speed Vehicle (LSV) or Neighborhood Electric Vehicle (NEV):

- 2.8.1. Having 4 wheels.
- 2.8.2. Having a gross vehicle weight rating of less than 3,000 pounds.
- 2.8.3. Designed to attain a speed of more than 20 miles per hour and not more than 25 miles per hour on a paved level surface.
- 2.8.4. May legally be driven on public streets with a maximum speed limit of 35 miles per hour.
- 2.8.5. Requires government motor vehicle registration on a public street.

2.82.9. GUEST

A NON-RESIDENT approved for entry into LAGUNA WOODS VILLAGE by an authorized party for a MANORUNIT, or by the managing agent.

2.92.10. GUEST PARKING

A parking location reserved for GUEST use only that is marked as such by a sign, or curb, or pavement marking is reserved for GUEST use only.

2.102.11. LOW SPEED VEHICLE (LSV)

See GOLF CAR.

2.112.12. IN LAGUNA WOODS VILLAGE

Any real property governed by GRF or a Mutual Corporation in LAGUNA WOODS VILLAGE.

2.122.13. INOPERABLE VEHICLE

A partial or complete vehicle displaying any of the following attributes:

- 2.13.1. Does not show current, government issued license and registration for on-street operation.
- 2.13.2. Is government registered with a classification of non-operational, or for a use other than on-street. Examples: "Planned Non-Operation," "Off Highway Vehicle," and watercraft registrations.

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Examples: ~~“Planned Non-Operation~~Non-Operation,” ~~“Off-Highway Vehicle,”~~ and watercraft registrations.

EXCEPTION:

⊖ The above registration provisions do not apply to GOLF CARTS. See Section 5.2 – Vehicle Registration Required.

- 2.13.3. Lacks any original and complete design component. (Examples: motor, fender, hood, wheel, light).
- Appears unable to legally or safely operate on the street in its present condition.

- 2.13.4.** Examples: Does not run, shows significant disassembly or collision damage, leaking fluids, flat tire, tire off ground, vehicle up on blocks.

- 2.13.5.** Presents a nuisance or hazard as determined by GRF.

~~2.13 MANOR~~

A dwelling unit in LAGUNA WOODS VILLAGE.

2.142.14. MEMBER

The person having legal accountability to GRF or a Mutual Corporation for a UNIT.

~~2.152.15.~~ 2.15. MOTOR TRUCK

A MOTOR VEHICLE designed, used, or maintained primarily for the transportation of property.

~~2.16~~2.16. MOTOR VEHICLE.

A vehicle that is self-propelled.

EXCEPTIONS:

A self-propelled wheelchair, invalid tricycle, electric personal assistive mobility device (Example: Segway) or motorized quadricycle.

2.17.2.17. NEIGHBORHOOD ELECTRIC VEHICLE (NEV)

See GOLF CAR.

~~2.18~~2.18. NON-RESIDENT.

A person who is not a legal occupant of a UNIT in LAGUNA WOODS VILLAGE.

~~2.192.19.~~ **NON-RESIDENT VEHICLE**

Any vehicle not registered as a RESIDENT VEHICLE with GRF.

~~2-202.20.~~ PICKUP TRUCK

A MOTOR TRUCK having **all** of the following attributes:

- 2.20.1. Is equipped with an open box-type bed not exceeding 9 feet in length.
- 2.20.2. Has an overall vehicle length not exceeding 22 feet.
- 2.20.3. Has only 2 axles.

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• 2.20.4. Has an unladen weight of less than 8,001 pounds.

2.20.5. Has a manufacturer's gross vehicle weight rating not to exceed 11,500 pounds in single rear wheel configuration, or 14,000 pounds in dual rear wheel configuration.

PICKUP TRUCK does not include a vehicle otherwise meeting the above definition that is equipped with a bed-mounted storage compartment unit commonly called a "utility body" or "utility bed."

A vehicle otherwise meeting the above definition that displays advertising, or is mounted with an equipment carrier or other structure designed to secure goods is deemed to be a COMMERCIAL VEHICLE. However, a carrier designed for specific sports or athletic equipment (e.g. bicycle or ski rack) is acceptable.

A PICKUP TRUCK mounted with a camper unit extending over the cab or equipped with food preparation and sleeping areas is deemed to be a RECREATIONAL VEHICLE. See Section - 7.78 Recreational Vehicles Restricted.

2.22.21. PEDESTRIAN

A person who is either of the following:

• 2.21.1. On foot or using a means of conveyance propelled by human power other than a BICYCLE.

2.21.2. Operating a self-propelled or motorized wheelchair, invalid tricycle, electric personal assistive mobility device (Example: Segway) or motorized quadricycle.

2.22.22. RECREATIONAL VEHICLE (RV)

A motor home, camper van, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation for recreational, emergency, or other occupancy that meets all of the following criteria:

2.22.1. 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.

2.22.2. It contains 400 square feet or less of gross area measured at maximum horizontal projections.

2.22.3. It is built on a single chassis.

2.22.4. It is either self-propelled, truck-mounted, or permanently towable on the highways without a permit.

A vehicle so defined in the GRF Recreational Vehicle (RV) Parking Areas Rules and Regulations.

2.23.23. RESERVED PARKING

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A parking location set-aside for use only by the named user(s) that is marked as such by a sign, ~~or curb~~, or pavement marking ~~is set-aside for use only by the named user(s)~~.

2.24 24. RESIDENT

An approved legal occupant of a UNIT in LAGUNA WOODS VILLAGE.

2.25 25. RESIDENT VEHICLE

A vehicle that has all of the following attributes:

• 2.25.1. A RESIDENT has exclusive use thereof.

• 2.25.2. Is of a type approved by GRF.

• 2.25.3. Is registered with GRF and displays a valid ~~GRF radio frequency~~ identification (RFID) ~~decal~~.

2.26 26. SAFELIST

A register maintained by the Security Services Department to document vehicles granted a limited exception to certain parking rules. Examples: Extended RESIDENT'S absence, overnight RV parking, late night calls for overnight guests without a parking permit.

2.27 27. SPONSOR

Either of the following:

2.27.1. A RESIDENT, MEMBER or delegate for a UNIT, who approves the admission of any NON-RESIDENT into Laguna Woods Village.

A person representing an organization or business entity for the purpose of requesting entry for themselves or another into Laguna Woods Village. ~~A RESIDENT, MEMBER or delegate for a MANOR, who approves the admission of any NON-RESIDENT into Laguna Woods Village,~~

2.27.2.

OR,

~~A person representing an organization or business entity for the purpose of requesting entry for themselves or another into Laguna Woods Village.~~

2.28 28. UNASSIGNED PARKING

A proper parking location having both of the following attributes:

• 2.28.1. Not an ASSIGNED PARKING space for a particular UNIT or RESIDENT.

• 2.28.2. Not designated as GUEST PARKING or RESERVED PARKING.

2.29 29. UNAUTHORIZED VEHICLE

A vehicle having both of the following attributes:

• 2.29.1. NON-RESIDENT VEHICLE.

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~~4.1.1.~~ Parked IN LAGUNA WOODS VILLAGE at any time between the hours of 12:00 a.m. (midnight) and 6:00 a.m. without displaying a valid ~~GRF~~ Overnight Parking Permit.

~~2.29.2.~~

~~2.30.~~ **UNIT**

A dwelling unit in LAGUNA WOODS VILLAGE.

~~2.30.31.~~ **VISITOR PARKING**

See GUEST PARKING.

~~2.31~~ **GRF AUTHORITY AND ENFORCEMENT**

~~3.~~

~~2.323.1.~~ **GRF AUTHORITY**

GRF establishes, and from time to time updates ~~to~~ these rules, and decides upon fines and other disciplinary actions for violations. Fines and other disciplinary actions may be greater for repeated violations within a ~~3-year~~ 3-year period.

GRF, at its discretion may approve case-by-case exceptions to these rules.

GRF endorses the traffic rules of the Mutual Corporations.

GRF will appoint a Laguna Woods Village Traffic Hearings Committee comprised of GRF and Mutual board members. The Laguna Woods Village Traffic Hearings Committee will schedule traffic hearings as necessary to adjudicate ~~NOV's~~ Notices of Violation. The Laguna Woods Village Traffic Hearings Committee is ~~an open~~ closed meeting the alleged violator is invited to attend.

Notices of violation, traffic hearings, assessment of fines and other disciplinary actions are administrative processes of GRF and the Mutual Corporations in Laguna Wood Village.

~~1.323.1.1.~~ Member

A MEMBER is subject to the payment of a fine and other disciplinary action imposed by GRF for any violation committed by the MEMBER, or any delegate, occupant, lessee, renter, invitee or guest of the MEMBER.

~~1.323.1.2.~~ Resident

A RESIDENT is subject to the payment of a fine and other disciplinary action imposed by GRF for any violation committed by the RESIDENT, or any delegate, occupant, lessee, renter, invitee or guest of the RESIDENT. Responsibility for non-compliance with any such disciplinary action transfers to the applicable MEMBER.

~~1.323.1.3.~~ Non-Resident

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A NON-RESIDENT is subject to confiscation of their gate pass and other loss of community access privileges ~~as determined by the Community Access Department, and~~ assessment of a fine and/or other disciplinary action imposed by GRF for any violation committed by the NON-RESIDENT.

1.323.1.4. Sponsor of a Guest

If a GUEST fails to pay a fine or comply with other disciplinary requirements determined by GRF, responsibility transfers to the RESIDENT SPONSOR who authorized the violator into Laguna Woods Village. Responsibility for non-compliance with any such disciplinary action by the GUEST SPONSOR transfers to the applicable MEMBER.

1.323.1.5. On-Duty Employee

An on-duty/on-duty EMPLOYEE of the managing agent is held to the same standard of safe driving as all others.

A violator is subject to disciplinary action, including potential loss of driving privileges, in accordance with the managing agent's Human Resources policy and procedure.

1.323.1.6. Off-Duty Employee

The ~~Notice of Violation~~ is unrelated to work and adjudicated under GRF authority as a RESIDENT or NON-RESIDENT.

2.323.2. **SECURITY SERVICES DEPARTMENT ENFORCEMENT**

Enforcement of these rules is the responsibility of the Laguna Woods Village Security Services Department Division, unless otherwise designated by law. Security Services Officers will issue a ~~Notice of Violation~~ for any violation of these rules.

All persons must stop when directed or signaled by any member of the Security Services Department, and provide all items of identification as requested, such as GRF identification ID card, driver's license, vehicle registration, and gate pass.

4.2.3.3. **NOTICE OF VIOLATION PROCESSING - RESIDENTS, MEMBERS, OWNERS, AND NON-RESIDENTS**

1.323.3.1. Traffic Hearing Notice

Following an NOV-Notice of Violation, the alleged violator will be sent a letter scheduling a traffic hearing date and time. This letter will be sent at least 15 days before the hearing.

1.323.3.2. Traffic Hearing

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The traffic hearing will be a ~~non-open~~closed meeting. The Laguna Woods Village Traffic Hearings Committee will hear testimony and consider evidence from the alleged violator and the Security Services Department~~staff~~.

If an alleged violator chooses not to attend their hearing, the Committee will make its decision based on the ~~NOV~~Notice of Violation and other evidence presented.

After each hearing, the Committee will render its decision.

The traffic hearing will be documented by a written report of the proceedings.

3.3.3. A letter stating the Committee's decision will be sent to the alleged violator within ~~1540~~ days following the hearing. If the Committee finds the individual guilty, the letter will inform the violator of the penalty and present the choice of paying the scheduled fine, or if eligible attending Traffic School.

4.333.3.4. Traffic School

The Laguna Woods Village Traffic School will be a ~~2-hour~~2-hour class addressing traffic safety topics, and designed for Laguna Woods Village drivers.

Traffic School is available to a violator once during any ~~3-year~~3-year period.

Only Laguna Woods Village Residents are eligible to attend traffic school.

Non-Residents are not eligible for Traffic School. MUST pay the monetary traffic fine.

The Security Services Department will provide instructors to teach Traffic School.

Every attendee must pay an administrative fee prior to attending Traffic School.

The following citations are ineligible for Traffic School: Parking, RV Lot Parking, Handicap Parking, and specific Moving Violations (Hit and Run), Valid Driver's Licenses Not Produced and Reckless Driving. Speeding violations, failure to stop, right-of-way, turn signal, left of center, riding a bicycle on sidewalk, and other minor moving violations. See Schedule of Traffic Monetary Penalties. Traffic School is only eligible for moving violations.

1.333.3.5. Fines

Fines are set by the ~~latest GRF S~~chedule of Tfor traffic Monetary Penalties~~violations~~.

2.343.4. NOTICE OF VIOLATION PROCESSING – ON DUTY EMPLOYEES

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The ~~Notice of Violation~~ will be forwarded to the managing agent's Director of Human Resources for handling according to the managing agent's disciplinary policy.

2.4. TOWING POLICY

The California Vehicle Code authorizes private property tow-away at the vehicle owner's expense. The Security Services Department has been authorized by GRF to enforce these rules in compliance with California Vehicle Code § 22658 (a).

Violations may result in tow-away at the vehicle owner's expense. Vehicles may be towed immediately or after a ~~96-hour~~96-hour waiting period as indicated below.

2.354.1. IMMEDIATE TOW AWAY

~~The California Vehicle Code authorizes private property tow-away at the vehicle owner's expense. The Security Services Department has been authorized by GRF to enforce these rules in compliance with California Vehicle Code § 22658 (a).~~

~~Violations may result in tow-away at the vehicle owner's expense. Vehicles may be towed immediately or after a 96-hour~~96-hour waiting period as indicated below.

1.354.1.1. Security Services Department Towing

The Security Services Department is authorized to **immediately tow-away at the vehicle owner's expense** any vehicle parked under **any** of the following conditions:

- ~~2.1.1.1.4.1.1.1.~~In a space designated for handicapped parking while not displaying a valid disabled (handicapped) license plate or placard.
- ~~4.1.1.2.~~ In a no parking zone.
- ~~4.1.1.3.~~ Within 15 feet of a fire hydrant.
- ~~4.1.1.4.~~ Blocking an ~~entrance or exit~~entrance, exit and/or driveway.
- ~~4.1.1.5.~~ Blocking a roadway or posing a hazard to traffic.
- ~~4.1.1.6.~~ Posing a safety or environmental hazard.

1.354.1.2. Resident's Private Towing

An ASSIGNED PARKING space (e.g. carport, driveway, garage) is provided for the exclusive use of the RESIDENT who controls (is in lawful possession of) that location.

No vehicle may be parked in any ASSIGNED PARKING location without ~~the that controlling~~RESIDENT'S-written permission.

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California Vehicle Code § 22658 (a) allows a person in lawful possession of private property (the controlling RESIDENT) to order the immediate tow-away of any vehicle parked without permission in that person's ASSIGNED PARKING space. Tow-away is made at the vehicle owner's expense.

It is important to note that because the tow-away is made from a restricted use common area location, the towing is a private matter between the RESIDENT ordering the tow-away, the vehicle owner, and the towing company. GRF, the Mutual Corporations, and the Security Services Department are not parties to and assume no authority or liability in the matter.

2.364.2. TOW AWAY AFTER 96-HOURS NOTICE

1.364.2.1. Non-Resident Vehicle in Assigned Parking
Not applicable on GRF controlled property.

1.364.2.2. Non-Resident Vehicle ~~in Other Than~~ **Not In** Assigned Parking
Except as provided above, the Security Services Department is authorized to tow-away at the vehicle owner's expense an UNAUTHORIZED VEHICLE or NON-RESIDENT vehicle, not in ASSIGNED PARKING, for any violation of these rules, upon meeting **both** of the following requirements:

2.1.1.2.4.2.2.1. Requesting compliance to correct the violation or remove the vehicle from the Community.

2.1.1.3.4.2.2.2. Compliance is not made within 96 - hours of written notification.

1.364.2.3. Resident Vehicle in Any Location
Except as provided above, the Security Services Department is authorized to tow-away at the vehicle owner's expense a RESIDENT VEHICLE for any violation of these rules, upon meeting the following requirements:

4.2.3.1. Receiving specific authorization from the GRF Board.
2.1.1.4.4.2.3.2. Requesting compliance to correct the violation or remove the vehicle from the Community.

2.1.1.5.4.2.3.3. Compliance is not made within 96 - hours of written notification.

5. DRIVERS LICENSE, LICENSE PLATE, RFID AND REGISTRATION
3. REQUIREMENTS DRIVERS LICENSE, LICENSE PLATE, RFID AND REGISTRATION REQUIREMENTS

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2.375.1. DRIVERS LICENSE REQUIRED

Any person operating a MOTOR VEHICLE is required to have a valid state issued driver's license in their possession and present it to any member of the Security Services Department upon request. Any person not able to provide proof of a valid sState issued dDriver's license issued to them, shall be required to surrender any have their GRF Decal(s) RFID's deactivated for DMV registered vehicles in their name. EXCEPTION: GOLF CART

Resident driver violations for Moving Violation 660 - notification shall be made that a valid dDriver's license must be provided within 14 days and failure to do so shall result in the Resident's assigned GRF RFID decal(s) being deactivated. confiscated.

EXCEPTION:

⊖ GOLF CART

2.385.2. LICENSE PLATE AND VEHICLE REGISTRATION REQUIRED

Every MOTOR VEHICLE is required to display current on-street license plate and registration, and the person in control thereof must present current registration documentation to any member of the Security Services Department upon request.

EXCEPTION:
GOLF CART

2.395.3. AUTHORIZED RESIDENT VEHICLE TYPES

GRF RFID's decals will only be issued to RESIDENT VEHICLES of the following types:

- 5.3.1. Automobile (passenger car).
- 5.3.2. Sport utility vehicle (SUV).
- 5.3.3. Passenger van designed to carry up to 11 passengers (including a not-for-hire commuter carpooling van).
- 5.3.4. PICKUP TRUCK used and maintained solely for personal, non-commercial use.
- 5.3.5. GOLF CART.
- 5.3.6. GOLF CAR.
- 5.3.7. Motorcycle that is government licensed and equipped for on-street operation.
- 5.3.8. Off-highway style vehicle that is government licensed and equipped for on-street operation. {Example: a properly equipped and licensed "dune buggy"}.
- 5.3.9. Only RESIDENT OWNED recreational vehicles kept in the GRF Recreational Vehicle Storage Area, subject to its rules and provisions. No other vehicle types are approved.

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2.405.4. GRF VEHICLE RFID DECAL REQUIRED

All RESIDENT MOTOR VEHICLES must be registered with GRF and properly display the current ~~GRF~~ vehicle RFID decal while in LAGUNA WOODS VILLAGE. ~~As of January 1, 2021, GRF decals will be eliminated and all registered vehicles will require the use of vehicle~~

4.6. 6. RULES FOR DRIVING

2.416.1. STAY ON PAVEMENT

Vehicles are allowed only on streets, cul-de-sacs, driveways, and designated parking areas designed for such use. Vehicles may not be driven or parked off pavement.

EXCEPTIONS:

Certain specific and limited exceptions are detailed in:

- Section 8 - Special Rules for Golf Carts and Golf Cars.
- Section 9 - Special Rules for Bicycles.
- Section 11 - Special Rules for Managing Agent.

2.426.2. TRAFFIC CONTROL DEVICES

Persons must obey all traffic signs, and pavement and curb markings.

2.436.3. SPEED LIMITS

Vehicles may never be driven faster than is safe for the prevailing conditions. Vehicles may not exceed the posted speed limit.

- 6.3.1. 25 MPH: All streets, unless otherwise posted.
- 6.3.2. 15 MPH: All cul-de-sacs and parking areas, unless otherwise posted.
- 6.3.3. 10 MPH: All inbound gate entrances.

2.446.4. STOP SIGNS

When approaching a stop sign, drivers must stop at the limit line, if marked, otherwise before entering the crosswalk on the near side of the intersection.

- 6.4.1. The limit line is a white line painted across the driver's lane just before the stop sign or crosswalk.
- 6.4.2. If there is no limit line or crosswalk, drivers must stop at the entrance to the intersecting roadway.
- 6.4.3. If visibility is restricted at the limit line or crosswalk, drivers may need to pull forward and stop again before safely passing through the intersection.

Drivers ~~must~~ MUST always make a full and complete stop.

- 6.4.4. ~~So~~ So-called "California stops" or "rolling stops" are not allowed; the wheels of the vehicle must stop turning.

2.456.5. RIGHT-OF-WAY

- 1.456.5.1. Emergency Vehicles

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Vehicle, Traffic, and Parking Rules and Regulations
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Drivers must yield (e.g. pull over to the side of the road and stop) to any law enforcement, fire or ambulance vehicle with emergency lights illuminated or siren in use.

1.456.5.2. Pedestrians

The driver of a vehicle must yield the right-of-way to a PEDESTRIAN crossing the roadway. The driver of a vehicle approaching a PEDESTRIAN must exercise all due care and reduce the speed of the vehicle or take any other action relating to the operation of the vehicle as necessary to safeguard the safety of the PEDESTRIAN.

No PEDESTRIAN may suddenly leave a curb or other place of safety and walk or run into the path of a vehicle that is so close as to constitute an immediate hazard. No PEDESTRIAN may unnecessarily stop or delay traffic.

1.456.5.3. Side Road

A driver entering a through road from a cul-de-sac or side road must yield to vehicles on the through road.

1.456.5.4. Stop Sign

At an intersection controlled by a stop sign, the first vehicle to arrive has the ~~right of way~~right-of-way. If two vehicles arrive at the same time, the vehicle to the right has the ~~right of way~~right-of-way.

1.456.5.5. Travel Lanes

Do not drive to the left of center of the road, even when no center line is present.

1.456.5.6. Turns

A driver making a left turn or U-turn must yield to oncoming traffic.

2.466.6. WIRELESS COMMUNICATIONS

6.6.1. Drivers may not operate a cell phone without the use of a hands-free device.

6.6.2. Drivers may not use a wireless device to write, send or read communications, or view images.

2.476.7. SEAT BELTS

6.7.1. Drivers must wear a seat belt when driving.

6.7.2. Adult passengers must wear seat belts.

6.7.3. Younger passengers must be secured in a seat belt or child passenger restraint system of the type required by law on a public street.

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2.496.8. USE OF LIGHTS

6.8.1. All MOTOR VEHICLES must operate head lamps and tail lamps from ½ hour after sunset to ½ hour before sunrise.

MOTOR VEHICLES must operate head lamps and tail lamps whenever the windshield wipers are in continuous use due to moisture.

EXCEPTIONS:

☛ GOLF CARTS are not required to be equipped with windshield wipers.

6.8.2.

6.8.3. MOTOR VEHICLES approaching and entering any Laguna Woods Village gate at night must use low beam headlamps.

For safety, any PEDESTRIAN or BICYCLE on a roadway at night must shine a flashlight or otherwise display lighting sufficient to be plainly visible in any direction within 200 feet.

☛ This includes any vehicle using human power, or a self-propelled or motorized wheelchair, invalid tricycle, electric personal assistive mobility device (e.g. Segway) or motorized quadricycle.

6.8.4.

6.8.5. If the vehicle is so equipped, turn signals must be used continuously during the last 100 feet traveled before turning.

2.496.9. OPEN CONTAINER

6.9.1. Do not drink any alcoholic beverage while in a vehicle.

6.9.2. No one in a vehicle may possess any container of an alcoholic beverage that has been opened, or a seal broken, or the contents of which have been partially removed.

2.506.10. DRIVING UNDER THE INFLUENCE

Do not drive while under the influence of any alcoholic beverage, ~~or~~ drug, or under the combined influence of any alcoholic beverage and drug.

Even on private property, driving under the influence is a crime (California Vehicle Code §23152) that may cause the driver to be arrested by law enforcement officers.

2.546.11. RECKLESS DRIVING

Reckless driving means operating a motor vehicle in a dangerous and negligent manner or with a willful or wanton disregard for the safety of persons or property. Always drive with due regard for the safety of people and property.

5.7. RULES FOR PARKING

2.527.1. VEHICLES PROHIBITED

GRF owned vehicles and equipment are exempt from this Section.

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The following vehicles are always prohibited from parking in LAGUNA WOODS VILLAGE:

- 7.1.1. ABANDONED VEHICLE.
- 7.1.2. UNAUTHORIZED VEHICLE.
- 7.1.3. Aircraft.
- 7.1.4. Boats, personal watercraft, and their trailers, except as allowed in Section 7.78 - Recreational Vehicles Restricted.
- 7.1.5. INOPERABLE VEHICLE or part of a vehicle.
- 7.1.6. Off-road vehicle (not street licensed) other than GOLF CART or GOLF CAR.
- 7.1.7. Vehicle designed to carry 12 or more passengers, except busses to load or offload passengers with approval from the Community Access or Recreation Departments, Board of Directors or designated staff.
- 7.1.8. COMMERCIAL VEHICLES, except when necessarily and actively used in providing goods and services to the Village or its RESIDENTS.

2.53 ASSIGNED PARKING

~~This section not used.~~

2.547.2. GENERAL PARKING RULES

1.547.2.1. Park Safely

At no time may a vehicle be parked in a manner creating a traffic hazard.

1.547.2.2. Fire Hydrant

At no time may a vehicle be parked within 15 feet of a fire hydrant. Vehicles in violation are subject to immediate tow-away at owner's expense. See Section 4 – Towing Policy.

1.547.2.3. Sidewalk

Except to safely cross on a roadway or driveway, no vehicle may be driven or parked with any portion of it on a sidewalk.

1.547.2.4. Off Pavement

At no time may a vehicle be driven or parked with any portion of it off pavement.

EXCEPTIONS:

Certain specific and limited exceptions are detailed in:

- 5.1.1.1.1. Section 8 - Special Rules for Golf Carts and Golf Cars.
- 5.1.1.1.2. Section 9 - Special Rules for Bicycles.
- 5.1.1.1.2. Section 11 - Special Rules for Managing Agent.

1.547.2.5. Curb or Parking Stall

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Vehicles may park in a designated parking stall or along a curb or sidewalk.

• 7.2.5.1. Parking along a curb or sidewalk:

5.1.1.1.3-7.2.5.1.1. Vehicles on a 2-way travel roadway must be

parked with the passenger side wheels alongside the curb or sidewalk.

5.1.1.1.4-7.2.5.1.2. Vehicles on a 1-way travel roadway may park

alongside the curb or sidewalk on either side of the roadway.

5.1.1.1.5-7.2.5.1.3. The front and rear wheels alongside must be

-within 18" of the curb or sidewalk edge.

EXCEPTION:

5.1.1.1.6. If the entire vehicle is within a marked parking stall, the wheels may exceed 18" from the curb or sidewalk.

5.1.1.1.7-7.2.5.1.4. Vehicles may not be parked in, or within 20 feet of

a street intersection.

• 7.2.5.2. Parking in a marked stall:

7.2.5.2.1. Vehicle must fit and be parked completely within the marked boundaries of a parking space.

• 7.2.5.3. Parking in an unmarked stall:

7.2.5.3.1. A vehicle may be parked in a location that is not a marked stall; however, at no time may it be parked in a manner that creates a traffic hazard, interferes with other vehicle access, PEDESTRIAN traffic, or access to facilities or equipment.

1-547.2.6. Inoperative Vehicle

At no time may an INOPERATIVE VEHICLE be in LAGUNA WOODS VILLAGE.

1-547.2.7. Abandoned Vehicle

At no time may an ABANDONED VEHICLE be in LAGUNA WOODS VILLAGE.

1-547.2.8. Unauthorized Vehicle

At no time may an UNAUTHORIZED VEHICLE be parked in LAGUNA WOODS VILLAGE.

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2.557.3. TIME LIMITED PARKING

1.557.3.1. Assigned Parking

Not applicable on property governed by GRF.

1.557.3.2. Unassigned Parking

Signs and curb and pavement markings that limit or prohibit parking apply at all times.

7.3.2.1. Red zone: No stopping, standing or parking.

EXCEPTIONS:

5.1.1.1.8-7.3.2.1.1. A driver may stop to avoid conflict with other traffic.

5.1.1.1.9-7.3.2.1.2. An attended vehicle may stop for passenger transfers.

7.3.2.1.3. An attended vehicle may stop for use of a mailbox.

5.1.1.1.10-7.3.2.1.4. An attended vehicle may stop or stand while necessarily engaged in work. Examples: moving or delivery truck.

7.3.2.1.5 An unattended vehicle or piece of equipment

5.1.1.1.11. **may park when necessary and is authorized by the Security Services Department.**

5.1.1.2-7.3.2.2. Blue zone: Parking is permitted only when the vehicle is displaying a valid, government issued disabled (handicapped) license plate or placard.

5.1.1.3-7.3.2.3. Fire hydrant zone: No person shall stop, park, or leave standing any vehicle within 15 feet of a fire hydrant. Vehicles in violation are subject to immediate tow-away at owner's expense. See Section 4 – Towing Policy.

5.1.1.4-7.3.2.4. Green zone: Parking may not exceed 10 minutes, or as posted by sign or curb marking.

EXCEPTION:

7.3.2.5. Unlimited time parking in a Green Zone is permitted only when the vehicle is displaying a valid government issued disabled (handicapped) license plate or placard.

7.3.2.5. Grey zone: Same as Unpainted.

7.3.2.6. Handicapped zone: See "Blue zone."

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- 7.3.2.7. White zone: Loading and unloading only.
- 5.1.1.5-7.3.2.8. Yellow zone: Commercial vehicle loading and unloading only.

• 5.1.1.6-7.3.2.9. Unpainted: Parking is permitted for up to 7 continuous days, unless otherwise restricted. Parking is always prohibited within 15 feet of a fire hydrant even if the curb is unpainted. See Fire hydrant zone above.

EXCEPTION: Resident's extended absence parking. See Section 7.5 – Contractor and Service Vehicle following.

- 7.3.2.10. GUEST PARKING zone: RESIDENT VEHICLES are prohibited from using the location between 8:00 a.m. and 10:00 p.m.

- 7.3.2.11. RESERVED PARKING zone: Parking is prohibited by unauthorized vehicles.

7.3.2.12. VISITOR PARKING zone: RESIDENT VEHICLES are prohibited from using the location between 8:00 a.m. and 10:00 p.m.

2.567.4. RESIDENT'S EXTENDED ABSENCE PARKING

Due to a RESIDENT'S extended absence from the Village, a RESIDENT VEHICLE may be parked in UNASSIGNED PARKING for more than 21 days for residents and 7 days for guests under the following conditions:

- 7.4.1. RESIDENT'S ASSIGNED PARKING space must be occupied during the same time period by another RESIDENT VEHICLE.

- 7.4.2. As a courtesy to fellow RESIDENTS, vehicle must be parked as far as practicable from MANORUNIT'S, preferably on a named street rather than in a numbered cul-de-sac.

- Vehicle MAY NOT be parked at any GRF facility (Clubhouse, stables, Community Center, Service Center, etc.).

- 7.4.3. Exception: RESIDENTS and their guests travelling by tour bus may park for up to 15 days at Clubhouse 3 or Clubhouse 5. Vehicles must display on the dashboard a placard on 8 ½" x 11" colored stock that includes the printed name of the sponsoring club, an emergency phone number associated with the tour and the return date from travel.

- 7.4.4. RESIDENT must arrange to keep the vehicle's GRF-RFID-decal, government registration, appearance and operating condition up to date. Vehicles that become INOPERABLE, or appear neglected or ABANDONED become subject to tow-away at owner's expense. See Section 4 - Towing Policy.

- 7.4.5. The RESIDENT must provide written notification and/or call the Security Services Dispatch Center department at 949-580-1400

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to the ~~Security Services Department~~ to add your vehicle to the SAFELIST/DO NOT CITE LIST ~~the vehicle.~~

7.4.6. NON-RESIDENT vehicles are not eligible for extended parking privileges.

2.57.5. **CONTRACTOR AND SERVICE VEHICLE PARKING**

Contractor and service vehicles, including personal vehicles driven by workers, must be parked on named streets and are prohibited from parking within numbered cul-de-sacs or UNIT parking lots.

Contractors may park on a SPONSORING RESIDENT'S driveway with that RESIDENT'S permission, but may not obstruct the sidewalk.

Contractor and service vehicles, including personal vehicles driven by workers:

• 7.5.1. Must be parked on named streets.

• 7.5.2. May not be parked at GRF facilities.

• 7.5.3. May not be parked within numbered cul-de-sacs or UNIT parking lots.

EXCEPTIONS:

5.1.1.6.1. Vehicles, equipment and materials immediately

7.5.3.1. and directly required for the performance of work.

• 7.5.3.2. Vehicles immediately loading or unloading.

• 7.5.3.3. GRF owned vehicles and equipment.

5.1.1.6.2. GRF or housing Mutual's contractor vehicles and

7.5.3.4. equipment.

7.6. **OVERNIGHT PARKING PERMITS**

GRF owned vehicles and equipment are exempt from this Section.

5.2.

5.2.1.7.6.1. Overnight Parking Prohibited

The following vehicles and equipment are prohibited from parking at any time between the hours of 12:00 a.m. (midnight) and 6:00 a.m.:

• 7.6.1.1. Vehicle not displaying a valid GRF RFID decal or Overnight Parking Permit. See Section 7.67.2 – Overnight Parking Permit, following.

• 7.6.1.2. Recreational Vehicle, except as provided below in Section 7.78 - "Recreational Vehicles Restricted", following.

• 7.6.1.3. COMMERCIAL VEHICLE, construction/maintenance equipment, storage and disposal units, building materials. Vehicles displaying advertising. **EXCEPTION:** ~~(except "For Sale" signs as allowed in Section 7.89, following – For Sale Signs.)~~

EXCEPTION:

5.2.1.1.1. Overnight Parking Permits will be issued by

7.6.1.4. ~~Community Access or the Security Services Department~~ Division, for COMMERCIAL VEHICLES,

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equipment, and materials utilized in authorized activities conducted for the Village, or ~~its~~ RESIDENTS.

~~5.2.1.1.2.~~ The Overnight Parking Permit must be displayed

face-up on the driver side dashboard of the

MOTOR VEHICLE, or prominently affixed to the

7.6.1.5. front of trailers or equipment.

~~GRF owned vehicles and equipment are exempt from this Section.~~

7.6.2. Overnight Parking Permits

7.6.2.1. Every NON-RESIDENT vehicle, when parked in LAGUNA WOODS VILLAGE at any time between the hours of 12:00 a.m. (midnight) and 6:00 a.m., must display face-up on the driver side dashboard a valid Overnight Parking Permit issued by the managing agent.

7.6.2.2. Overnight Parking Permits are issued to GUESTS driving any of the authorized vehicle types listed in Section 5.3 Authorized Resident Vehicle Types, ~~above~~, and by the managing agent to vehicles and equipment used in support of Village or residential needs.

7.6.2.3. Any NON-RESIDENT vehicle parked without an Overnight Parking Permit issued is deemed an UNAUTHORIZED VEHICLE and subject to tow-away at vehicle owner's expense. See Section 4 - Towing Policy.

EXCEPTIONS:

⇒ After 9:00 p.m., a RESIDENT SPONSOR may SAFELIST a GUEST vehicle for the current night only by calling the Security Services Dispatch Center Communications at (949) 580-1400. The SPONSOR RESIDENT must provide:

• 7.6.2.3.1. SPONSOR'S UNIT and ID numbers.

• 7.6.2.3.2. GUEST'S first name.

• 7.6.2.3.3. GUEST'S vehicle license plate number.

• 7.6.2.3.4. GUEST'S vehicle parking location.

2.587.7. RECREATIONAL VEHICLES (RV) RESTRICTED.

Daily parking is limited to the ~~GRF Recreational Vehicle~~ RV Storage Area. Refer to the ~~GRF Recreational Vehicle (RV) Parking Areas~~ Rules and Regulations. Except for the ~~Recreational Vehicle~~ Storage Area, an RV may be parked IN LAGUNA WOODS VILLAGE only when meeting all of the following conditions:

• 7.7.1. RV MAY NOT be parked at any GRF facility (Clubhouse, Stables, Community Center, Service Center, etc.).

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- 7.7.2. RV is parked only for the purpose of loading or unloading. Other activities, such as sleeping or resting in the RV, and vehicle maintenance are not allowed.
- 7.7.3. RV is parked with engine and accessory equipment (e.g. exterior lights, generator, air conditioner, audio and video equipment) shut off.
- 7.7.4. Extensions such as slide-outs, tilt-outs, and awnings must be closed.
- 7.7.5. RV may not be attached to any external power supply.
- 7.7.6. Leveling jacks, if used, must include a base plate sufficient to prevent damage to pavement.
- 7.7.7. RV is parked for no more than 6 hours at a time.

EXCEPTION:

Permission to park overnight immediately before or after a road trip will be reasonably granted by the Security Services Department. Vehicle must be removed no later than 12:00 noon the following day.

2.597.8. FOR SALE SIGNS

- 7.8.1. RESIDENT VEHICLES may display a maximum of two (2) "For Sale" signs advertising that vehicle.
- 7.8.2. Each sign may be up to 9" x 12" in size.
- 7.8.3. No signage may be on the exterior of the vehicle.

2.607.9. ADVERTISING

Any signage advertising a business or organization is prohibited on a vehicle parked overnight between the hours of 12:00 a.m. (midnight) and 6:00 a.m. Displaying a name or contact information, such as a physical or communications address, constitutes advertising.

EXCEPTIONS:

- 5.2.1.1.3. Commercial vehicle or equipment displaying a valid GRF Overnight Parking Permit issued by the managing agent.
- 5.2.1.1.4. License plate frames, and vehicle manufacturer's incidental identification and accessory items
- 7.9.2. (Example: vehicle brand and model nameplates).
- 7.9.3. Signs allowed in Section 7.98 – For Sale Signs.
- 7.9.4. GRF vehicles.

2.647.10. REPAIRS

Vehicles may not be rebuilt, ~~or~~ rehabilitated, major service may not be performed, and fluids may not be changed on any property of GRF.

2.627.11. WASHING

In the interest of water conservation, vehicle washing using water is prohibited. Waterless type cleaning products (e.g. "waterless car wash") may be used.

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6.8. SPECIAL RULES FOR GOLF CARTS AND GOLF CARS

2.638.1. GOLF CART

Unless exempted in this Section, all ~~GRF~~ Vehicle, Parking and Traffic Rules, including stop sign, speed limit, parking, and ~~GRF~~ RFID decal rules, apply to GOLF CARTS, just as any other MOTOR VEHICLE.

1.638.1.1. DriversDriver's License

A driver's license is not required to operate a GOLF CART.

1.638.1.2. Minimum Age

A NON-RESIDENT driving a GOLF CART must be **both**:

• 8.1.2.1. Age 16 years or older.

• 8.1.2.2. Accompanied by a RESIDENT.

1.638.1.3. Vehicle Registration

No government vehicle registration is required.

1.638.1.4. Lights

Must operate head lamps and tail lamps from ½ hour after sunset to ½ hour before sunrise.

1.638.1.5. Stay on Pavement

Driving off pavement is prohibited.

EXCEPTION:

Limited driving off pavement is allowed at the GRF 27-hole golf course, in accordance with golf course rules.

1.638.1.6. Sidewalks and Patios

Driving or parking is not allowed on sidewalks, breezeways, or patios.

1.638.1.7. Cart Paths

Driving on paved cart paths is permissible. On a cart path the driver must:

• 8.1.7.1. Travel at a slow speed that is reasonable and prudent.

• 8.1.7.2. Exercise due regard for the safety of all PEDESTRIANS.

• 8.1.7.3. Yield the right-of-way to all PEDESTRIANS.

8.1.7.4. Parking on a cart path is prohibited, except in a marked parking stall.

2.648.2. GOLF CAR

Unless exempted in this Section, all ~~GRF~~ Vehicle ~~GRF~~ Vehicle, Parking and Traffic Rules apply to GOLF CARS, just as any other MOTOR VEHICLE.

1.648.2.1. Cart Paths

8.2.2. May be driven on a paved cart path.

8.2.3. On a cart path the driver must:

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- 8.2.3.1. Travel at a slow speed that is reasonable and prudent.
- 8.2.3.2. Exercise due regard for the safety of all PEDESTRIANS.
- 8.2.3.3. Yield the right-of-way to all PEDESTRIANS.
- 8.2.3.4. Parking on a cart path is prohibited, except in a marked parking stall.

7.9. SPECIAL RULES FOR BICYCLES (NON-MOTORIZED)

Unless otherwise specified in this Section, all requirements of Section 6 - Rules for Driving, including stop sign and speed limit rules, and Section 7 - Rules for Parking, apply to BICYCLES.

2.659.1. STAY ON PAVEMENT

BICYCLES and motorized bicycles, known as E- BIKES, may not be ridden off pavement.

2.669.2. SIDEWALKS AND CART PATHS

- 9.2.1. Riding on a paved cart path is permissible
- 9.2.2. Riding on a sidewalk is allowed between a point of origin or destination, and the nearest street or cul-de-sac.
- 9.2.3. While riding on a path or sidewalk, the cyclist must:
 - 9.2.3.1. Exercise due regard for the safety of all PEDESTRIANS.
 - 9.2.3.2. Travel at a speed that is reasonable and prudent.
 - 9.2.3.3. Yield the right-of-way to all PEDESTRIANS.
 - 9.2.3.4. Walk the BICYCLE when inside a building or on any covered passageway.

EXCEPTION:

- 9.2.4. Riding in Aliso Creek Park is prohibited at all times.
- 9.2.5. When delivering newspapers to adjacent ~~manor~~ UNITs, a BICYCLE may be ridden an unlimited distance on a sidewalk.

~~While riding on a path or sidewalk, the cyclist must:~~

- ~~1.1.1.1. Exercise due regard for the safety of all PEDESTRIANS.~~
- ~~1.1.1.1. Travel at a speed that is reasonable and prudent.~~
- ~~1.1.1.1. Yield the right of way to all PEDESTRIANS.~~

- ~~Walk the BICYCLE when inside a building or on any covered passageway.~~

2.679.3. LIGHTS

For safety, at night a BICYCLE and E-BIKE must operate a headlamp and red or amber lights or reflectors to the side and rear, sufficient to be plainly visible in any direction within 200 feet.

2.689.4. PARKING

- 9.4.1. Bicycles may not be parked in any manner interfering with foot or vehicle traffic.

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Bicycles must be parked utilizing parking racks where provided.

9.4.2.

Attended BICYCLES may be parked off pavement, but only in such a manner as not to damage landscaping.

9.4.3.

9.4.4. Parking on a cart path or sidewalk is prohibited, except in a marked parking stall.

8.10. SPECIAL RULES FOR PEDESTRIANS

2.69 10.1. SIDEWALKS

10.1.1. For safety considerations, PEDESTRIANS may not walk upon a roadway.

EXCEPTIONS:

• 10.1.1.1. When crossing a roadway.

• 8.1.1.1.1. When there is no adjacent sidewalk available that

10.1.1.2. is at least

two (2) feet wide.

10.1.2. When upon any roadway, PEDESTRIANS must:

• 10.1.2.1. Walk facing the flow of traffic, unless upon a 1-way roadway.

• 10.1.2.2. Avoid stopping or delaying traffic.

10.1.2.3. Shine a flashlight or otherwise display lighting at night sufficient to be plainly visible in any direction within 200 feet.

2.70 10.2. RIDING DEVICE

No person may ride or propel a skateboard, scooter, tricycle, or other riding apparatus.

EXCEPTION:

8.1.1.1.2-10.2.1.1.1. BICYCLES operated and equipped in accordance with these rules.

10.2.1.1.2. A person operating a self-propelled or motorized wheelchair, invalid tricycle, electric personal electric personal assistive mobility device (ex: Segway) or motorized quadricycle (ex: Segway) or motorized quadricycle.

9.11. SPECIAL RULES FOR MANAGING AGENT

11.1. MOTOR VEHICLES and equipment used by the managing agent are allowed on roadways, sidewalks, paths and landscape as needed to efficiently provide services, such as maintenance, landscaping and security.

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11.2. Except as necessary to efficiently provide services, MOTOR VEHICLES and equipment must be parked so as not to block access, walkways, or carports.

11.3. Except for fire hydrant and handicapped parking zones, all parking locations may be used by the managing agent as needed to efficiently provide services.

10.12. RULES FOR REPORTING COLLISIONS

12.1. INJURY TO A PERSON

For a collision that causes injury or death to a person:

♦12.1.1. Driver must stop and remain at the scene to provide their identity and information about the collision.

♦12.1.2. Notify local authorities (Call 911).

♦ Notify the Laguna Woods Village Security Services Department.

12.2. NO INJURY TO A PERSON

For a collision with no injuries that causes damage to any property, including damage solely to the driver's own MOTOR VEHICLE or BICYCLE:

♦12.2.1. Driver must stop and remain at the scene to provide their identity and information about the collision.

♦12.2.2. Driver must identify themselves to the owner or individual in control of the damaged property.

♦12.2.3. Notify the Laguna Woods Village Security Services Department.

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Vehicle, Traffic and Parking Rules

Resolution 90-24-XX; October 1, 2024

The following Vehicle, Traffic, and Parking Rules are strictly enforced and are applicable to all pedestrians and persons controlling or operating vehicles on any real property regulated by the Golden Rain Foundation of Laguna Woods (GRF). This generally refers to the streets, sidewalks, parking areas, clubhouses, grounds, and other amenities overseen by GRF.

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1. PREFACE

See Section 2 – Definitions, for words appearing in ALL CAPITAL LETTERS.

In order to promote safety, all drivers, pedestrians, and vehicles must follow the same rules of the road as are expected on public streets, unless otherwise specified in herein.

Enforcement is the responsibility of the Laguna Woods Village Security Services Department, unless otherwise designated by law. All persons must stop when directed or signaled by a member of the Security Services Department and provide all items of identification as requested, such as GRF identification card (ID), driver's license, vehicle registration, gate pass, etc.

Security Services Officers will issue a Notices of Violation (NOV) for violation of these rules. Persons in violation may be subject to a fine and/or other disciplinary action. Vehicles parked in violation may be subject to a fine, and/or towed-away at the vehicle owner's expense.

GRF kindly reminds everyone that parking space is a valuable and a limited resource.

- RESIDENTS are encouraged to limit their number of vehicles kept in the Community.
- Please remind your guests to use UNASSIGNED PARKING or your own ASSIGNED PARKING space. Use of another RESIDENT'S ASSIGNED PARKING space without their permission can result in a NOV, fine, and/or tow-away at the vehicle owner's expense.
- The use and control of an ASSIGNED PARKING space rests exclusively with the RESIDENTS of the associated UNIT.
- A NON-RESIDENT party to a UNIT such as a MEMBER, owner, leasing agent, power of attorney, successor trustee, conservator, etc. may not keep any vehicle in the Community when the subject UNIT is occupied by a RESIDENT.

The MEMBER is responsible for any violation occurring in their ASSIGNED PARKING.

The MEMBER is responsible for any violation committed by their delegate, invitee, renter or lessee, and any invitee of a delegate, renter or lessee.

2. DEFINITIONS

Words appearing in ALL CAPITAL LETTERS are defined in this section.

2.1. ABANDONED VEHICLE

A MOTOR VEHICLE having **either** of the following attributes:

- 2.1.1. Appears deserted, neglected, or INOPERABLE.

- 2.1.2. Has not been moved within a 21-day period unless previously receiving written authorization from the Security Services Department. See Section 7.4 - Resident's Extended Absence Parking.

2.2. ASSIGNED PARKING

A defined parking location such as a carport, parking garage space, UNIT driveway, or garage that has **both** of the following attributes:

- 2.2.1. Is regulated by a Mutual Corporation or GRF.
- 2.2.2. Is allotted as an exclusive use area of a particular UNIT.

2.3. BICYCLE

A device, upon which a person can ride, propelled by human power through pedals, a belt, chain, or gears and having one or more wheels. An E-BIKE is a motorized bicycle and is classified as a MOTOR VEHICLE, not a BICYCLE.

2.4. COMMERCIAL VEHICLE

A vehicle displaying **any** of the following attributes:

- 2.4.1. Of a type used or maintained for the transportation of persons for hire, compensation, or profit. Examples: Taxi cab, limousine, any vehicle originally designed to carry 12 or more passengers.
- 2.4.2. Designed, used, or maintained primarily for the transportation of property.
- 2.4.3. Includes any vehicle mounted with a utility body/bed, equipment carrier or other structure designed to secure goods. However, a carrier designed for specific sports or athletic equipment (e.g. bicycle or ski rack) is acceptable.
- 2.4.4. Used, specially equipped, or advertised for commercial purposes. Examples: MOTOR TRUCK, cargo trailer, PICKUP TRUCK with a ladder rack or utility body or stake panels, or carrying visible tools or merchandise, van with business advertising displayed or carrying visible tools, chests, racks or merchandise, sedan with applied lettering advertising a business.

EXCEPTIONS:

PICKUP TRUCKS and passenger vehicles (including commuter carpooling vans of up to 11 passenger capacity) are not COMMERCIAL VEHICLES unless used, specially equipped, or advertised for commercial purposes.

2.5. EMPLOYEE

A person who is employed by the managing agent.

2.6. GOLDEN RAIN FOUNDATION

The Golden Rain Foundation of Laguna Woods.

2.7. GOLF CART

A MOTOR VEHICLE having **all** of the following attributes:

- 2.7.1. Having not less than three wheels in contact with the ground.
- 2.7.2. Having an unladen weight of less than 1,300 pounds.
- 2.7.3. Designed to be operated at no more than 20 mph.
- 2.7.4. Designed to carry golf equipment and passengers.
- 2.7.5. Is exempt from California Motor Vehicle Registration.

2.8. GOLF CAR

A MOTOR VEHICLE that has **all** the attributes of a Low Speed Vehicle (LSV) or Neighborhood Electric Vehicle (NEV):

- 2.8.1. Having 4 wheels.
- 2.8.2. Having a gross vehicle weight rating of less than 3,000 pounds.
- 2.8.3. Designed to attain a speed of more than 20 miles per hour and not more than 25 miles per hour on a paved level surface.
- 2.8.4. May legally be driven on public streets with a maximum speed limit of 35 miles per hour.
- 2.8.5. Requires government motor vehicle registration on a public street.

2.9. GUEST

A NON-RESIDENT approved for entry into LAGUNA WOODS VILLAGE by an authorized party for a UNIT, or by the managing agent.

2.10. GUEST PARKING

A parking location reserved for GUEST use only that is marked as such by a sign, curb, or pavement marking.

2.11. LOW SPEED VEHICLE (LSV)

See GOLF CAR.

2.12. LAGUNA WOODS VILLAGE

Any real property governed by GRF or a Mutual Corporation in LAGUNA WOODS VILLAGE.

2.13. INOPERABLE VEHICLE

A partial or complete vehicle displaying **any** of the following attributes:

- 2.13.1. Does not show current, government issued license and registration for on-street operation.
- 2.13.2. Is government registered with a classification of non-operational, or for a use other than on-street. Examples: "Planned Non-Operation," "Off Highway Vehicle," and watercraft registrations.
EXCEPTION: The above registration provisions do not apply to GOLF CARTS. See Section 5.2 – Vehicle Registration Required.
- 2.13.3. Lacks any original and complete design component. Examples: motor, fender, hood, wheel, light.

- 2.13.4. Appears unable to legally or safely operate on the street in its present condition. Examples: Does not run, shows significant disassembly or collision damage, leaking fluids, flat tire, tire off ground, vehicle up on blocks.
- 2.13.5. Presents a nuisance or hazard as determined by GRF.
- 2.14. **MEMBER**
The person having legal accountability to GRF or a Mutual Corporation for a UNIT.
- 2.15. **MOTOR TRUCK**
A MOTOR VEHICLE designed, used, or maintained primarily for the transportation of property.
- 2.16. **MOTOR VEHICLE**
A vehicle that is self-propelled.
EXCEPTIONS: A self-propelled wheelchair, invalid tricycle, electric personal assistive mobility device (Example: Segway) or motorized quadricycle.
- 2.17. **NEIGHBORHOOD ELECTRIC VEHICLE (NEV)**
See GOLF CAR.
- 2.18. **NON-RESIDENT**
A person who is not a legal occupant of a UNIT in LAGUNA WOODS VILLAGE.
- 2.19. **NON-RESIDENT VEHICLE**
Any vehicle not registered as a RESIDENT VEHICLE with GRF.
- 2.20. **PICKUP TRUCK**
A MOTOR TRUCK having all of the following attributes:
- 2.20.1. Is equipped with an open box-type bed not exceeding 9 feet in length.
 - 2.20.2. Has an overall vehicle length not exceeding 22 feet.
 - 2.20.3. Has only 2 axles.
 - 2.20.4. Has an unladen weight of less than 8,001 pounds.
 - 2.20.5. Has a manufacturer's gross vehicle weight rating not to exceed 11,500 pounds in single rear wheel configuration, or 14,000 pounds in dual rear wheel configuration.

PICKUP TRUCK does not include a vehicle otherwise meeting the above definition that is equipped with a bed-mounted storage compartment unit commonly called a "utility body" or "utility bed."

A vehicle otherwise meeting the above definition that displays advertising, or is mounted with an equipment carrier or other structure designed to secure goods

is deemed to be a COMMERCIAL VEHICLE. However, a carrier designed for specific sports or athletic equipment (e.g. bicycle or ski rack) is acceptable.

A PICKUP TRUCK mounted with a camper unit extending over the cab or equipped with food preparation and sleeping areas is deemed to be a RECREATIONAL VEHICLE. See Section - 7.7 Recreational Vehicles Restricted.

2.21. PEDESTRIAN

A person who is either of the following:

- 2.21.1. On foot or using a means of conveyance propelled by human power other than a BICYCLE.
- 2.21.2. Operating a self-propelled or motorized wheelchair, invalid tricycle, electric personal assistive mobility device (Example: Segway) or motorized quadricycle.

2.22. RECREATIONAL VEHICLE (RV)

A motor home, camper van, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation for recreational, emergency, or other occupancy that meets all of the following criteria:

- 2.22.1. 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.
- 2.22.2. It contains 400 square feet or less of gross area measured at maximum horizontal projections.
- 2.22.3. It is built on a single chassis.
- 2.22.4. It is either self-propelled, truck-mounted, or permanently towable on the highways without a permit.

2.23. RESERVED PARKING

A parking location set-aside for use only by the named user(s) that is marked as such by a sign, curb, or pavement marking.

2.24. RESIDENT

An approved legal occupant of a UNIT in LAGUNA WOODS VILLAGE.

2.25. RESIDENT VEHICLE

A vehicle that has all of the following attributes:

- 2.25.1. A RESIDENT has exclusive use thereof.
- 2.25.2. Is of a type approved by GRF.
- 2.25.3. Is registered with GRF and displays a valid radio frequency identification (RFID).

2.26. SAFELIST

A register maintained by the Security Services Department to document vehicles granted a limited exception to certain parking rules. Examples: Extended RESIDENT'S absence, overnight RV parking, late night calls for overnight guests without a parking permit.

2.27. **SPONSOR**

Either of the following:

- 2.27.1. A RESIDENT, MEMBER or delegate for a UNIT, who approves the admission of any NON-RESIDENT into Laguna Woods Village.
- 2.27.2. A person representing an organization or business entity for the purpose of requesting entry for themselves or another into Laguna Woods Village.

2.28. **UNASSIGNED PARKING**

A proper parking location having **both** of the following attributes:

- 2.28.1. Not an ASSIGNED PARKING space for a particular UNIT or RESIDENT.
- 2.28.2. Not designated as GUEST PARKING or RESERVED PARKING.

2.29. **UNAUTHORIZED VEHICLE**

A vehicle having **both** of the following attributes:

- 2.29.1. NON-RESIDENT VEHICLE.
- 2.29.2. Parked IN LAGUNA WOODS VILLAGE at any time between the hours of 12:00 a.m. (midnight) and 6:00 a.m. without displaying a valid Overnight Parking Permit.

2.30. **UNIT**

A dwelling unit in LAGUNA WOODS VILLAGE.

2.31. **VISITOR PARKING**

See GUEST PARKING.

3. **GRF AUTHORITY AND ENFORCEMENT**

3.1. **GRF AUTHORITY**

GRF establishes, and from time to time updates these rules, and decides upon fines and other disciplinary actions for violations. Fines and other disciplinary actions may be greater for repeated violations within a 3-year period. GRF, at its discretion may approve case-by-case exceptions to these rules. GRF endorses the traffic rules of the Mutual Corporations. GRF will appoint a Laguna Woods Village Traffic Hearings Committee comprised of GRF and Mutual board members. The Laguna Woods Village Traffic Hearings Committee will schedule traffic hearings as necessary to adjudicate NOV's. The Laguna Woods Village Traffic Hearings Committee is a closed meeting the alleged violator is invited to attend. Notices of violation, traffic hearings, assessment of fines and other

disciplinary actions are administrative processes of GRF and the Mutual Corporations in Laguna Wood Village.

3.1.1. Member

A MEMBER is subject to the payment of a fine and other disciplinary action imposed by GRF for any violation committed by the MEMBER, or any delegate, occupant, lessee, renter, invitee or guest of the MEMBER.

3.1.2. Resident

A RESIDENT is subject to the payment of a fine and other disciplinary action imposed by GRF for any violation committed by the RESIDENT, or any delegate, occupant, lessee, renter, invitee or guest of the RESIDENT. Responsibility for non-compliance with any such disciplinary action transfers to the applicable MEMBER.

3.1.3. Non-Resident

A NON-RESIDENT is subject to confiscation of their gate pass and other loss of community access privileges, assessment of a fine and/or other disciplinary action imposed by GRF for any violation committed by the NON-RESIDENT.

3.1.4. Sponsor of a Guest

If a GUEST fails to pay a fine or comply with other disciplinary requirements determined by GRF, responsibility transfers to the RESIDENT SPONSOR who authorized the violator into Laguna Woods Village. Responsibility for non-compliance with any such disciplinary action by the GUEST transfers to the applicable MEMBER.

3.1.5. On-Duty Employee

An on-duty EMPLOYEE of the managing agent is held to the same standard of safe driving as all others. A violator is subject to disciplinary action, including potential loss of driving privileges, in accordance with the managing agent's Human Resources policy and procedure.

3.1.6. Off-Duty Employee

The NOV is unrelated to work and adjudicated under GRF authority as a RESIDENT or NON-RESIDENT.

3.2. **SECURITY SERVICES DEPARTMENT ENFORCEMENT**

Enforcement of these rules is the responsibility of the Laguna Woods Village Security Services Department, unless otherwise designated by law. Security Services Officers will issue a NOV for any violation of these rules.

All persons must stop when directed or signaled by any member of the Security Services Department, and provide all items of identification as requested, such as GRF ID card, driver's license, vehicle registration, and gate pass.

3.3. NOTICE OF VIOLATION PROCESSING - RESIDENTS, MEMBERS, OWNERS, AND NON-RESIDENTS

3.3.1. Traffic Hearing Notice

Following an NOV, the alleged violator will be sent a letter scheduling a traffic hearing date and time. This letter will be sent at least 15 days before the hearing.

3.3.2. Traffic Hearing

The traffic hearing will be a closed meeting. The Laguna Woods Village Traffic Hearings Committee will hear testimony and consider evidence from the alleged violator and the Security Services Department. If an alleged violator chooses not to attend their hearing, the Committee will make its decision based on the NOV and other evidence presented.

3.3.3. After each hearing, the Committee will render its decision. The traffic hearing will be documented by a written report of the proceedings. A letter stating the Committee's decision will be sent to the alleged violator within 15 days following the hearing. If the Committee finds the individual guilty, the letter will inform the violator of the penalty and present the choice of paying the scheduled fine, or if eligible attending Traffic School.

3.3.4. Traffic School

The Laguna Woods Village Traffic School will be a 2-hour class addressing traffic safety topics, and designed for Laguna Woods Village drivers. Traffic School is available to a violator once during any 3-year period. Only Laguna Woods Village Residents are eligible to attend traffic school. Non-Residents are not eligible for Traffic School. The Security Services Department will provide instructors to teach Traffic School. Every attendee must pay an administrative fee prior to attending Traffic School. Traffic School is only eligible for moving violations.

3.3.5. Fines

Fines are set by the Schedule of Traffic Monetary Penalties.

3.4. NOTICE OF VIOLATION PROCESSING – ON DUTY EMPLOYEES

The NOV will be forwarded to the managing agent's Director of Human Resources for handling according to the managing agent's disciplinary policy.

4. TOWING POLICY

The California Vehicle Code authorizes private property tow-away at the vehicle owner's expense. The Security Services Department has been authorized by GRF to enforce these rules in compliance with California Vehicle Code § 22658 (a).

Violations may result in tow-away at the vehicle owner's expense. Vehicles may be towed immediately or after a 96-hour waiting period as indicated below.

4.1. IMMEDIATE TOW AWAY**4.1.1. Security Services Department Towing**

The Security Services Department is authorized to **immediately tow-away at the vehicle owner's expense** any vehicle parked under **any** of the following conditions:

- 4.1.1.1. In a space designated for handicapped parking while not displaying a valid disabled (handicapped) license plate or placard.
- 4.1.1.2. In a no parking zone.
- 4.1.1.3. Within 15 feet of a fire hydrant.
- 4.1.1.4. Blocking an entrance, exit and/or driveway.
- 4.1.1.5. Blocking a roadway or posing a hazard to traffic.
- 4.1.1.6. Posing a safety or environmental hazard.

4.1.2. Resident's Private Towing

An ASSIGNED PARKING space (e.g. carport, driveway, garage) is provided for the exclusive use of the RESIDENT who controls (is in lawful possession of) that location. No vehicle may be parked in any ASSIGNED PARKING location without the RESIDENT'S permission.

California Vehicle Code § 22658 (a) allows a person in lawful possession of private property (the controlling RESIDENT) to order the **immediate** tow-away of any vehicle parked without permission in that person's ASSIGNED PARKING space. **Tow-away is made at the vehicle owner's expense.**

It is important to note that because the tow-away is made from a restricted use common area location, the towing is a private matter between the RESIDENT ordering the tow-away, the vehicle owner, and the towing company. GRF, the Mutual Corporations, and the Security Services Department are not parties to and assume no authority or liability in the matter.

4.2. TOW AWAY AFTER 96-HOURS NOTICE**4.2.1. Non-Resident Vehicle in Assigned Parking**

Not applicable on GRF controlled property.

- 4.2.2. **Non-Resident Vehicle Not In Assigned Parking**
 Except as provided above, the Security Services Department is authorized to tow-away at the vehicle owner's expense an UNAUTHORIZED VEHICLE or NON-RESIDENT vehicle, not in ASSIGNED PARKING, for any violation of these rules, upon meeting **both** of the following requirements:
- 4.2.2.1. Requesting compliance to correct the violation or remove the vehicle from the Community.
 - 4.2.2.2. Compliance is not made within 96 - hours of written notification.
- 4.2.3. **Resident Vehicle in Any Location**
 Except as provided above, the Security Services Department is authorized to tow-away at the vehicle owner's expense a RESIDENT VEHICLE for any violation of these rules, upon meeting the following requirements:
- 4.2.3.1. Receiving specific authorization from the GRF Board.
 - 4.2.3.2. Requesting compliance to correct the violation or remove the vehicle from the Community.
 - 4.2.3.3. Compliance is not made within 96-hours of written notification.

5. DRIVERS LICENSE, LICENSE PLATE, RFID AND REGISTRATION REQUIREMENTS

5.1. DRIVERS LICENSE REQUIRED

Any person operating a MOTOR VEHICLE is required to have a valid state issued driver's license in their possession and present it to any member of the Security Services Department upon request. Any person not able to provide proof of a valid state issued driver's license, shall have their RFID's deactivated for DMV registered vehicles in their name. EXCEPTION: GOLF CART

Resident driver violations for Moving Violation 660 - notification shall be made that a valid driver's license must be provided within 14 days and failure to do so shall result in the Resident's assigned RFID(s) being deactivated.

5.2. LICENSE PLATE AND VEHICLE REGISTRATION REQUIRED

Every MOTOR VEHICLE is required to display current on-street license plate and registration, and the person in control thereof must present current registration documentation to any member of the Security Services Department upon request. EXCEPTION: GOLF CART

5.3. AUTHORIZED RESIDENT VEHICLE TYPES

RFID's will only be issued to RESIDENT VEHICLES of the following types:

- 5.3.1. Automobile (passenger car).
- 5.3.2. Sport utility vehicle (SUV).
- 5.3.3. Passenger van designed to carry up to 11 passengers (including a not-for-hire commuter carpooling van).
- 5.3.4. PICKUP TRUCK used and maintained solely for personal, non-commercial use.
- 5.3.5. GOLF CART.
- 5.3.6. GOLF CAR.
- 5.3.7. Motorcycle that is government licensed and equipped for on-street operation.
- 5.3.8. Off-highway style vehicle that is government licensed and equipped for on-street operation. Example: a properly equipped and licensed "dune buggy".
- 5.3.9. Recreational Vehicles. Only RESIDENT OWNED recreational vehicles kept in the GRF Recreational Vehicle Storage Area, subject to its rules and provisions.

No other vehicle types are approved.

5.4. **RFID REQUIRED**

All RESIDENT MOTOR VEHICLES must be registered with GRF and properly display the current vehicle RFID while in LAGUNA WOODS VILLAGE.

6. **RULES FOR DRIVING**

6.1. **STAY ON PAVEMENT**

Vehicles are allowed only on streets, cul-de-sacs, driveways, and designated parking areas designed for such use. Vehicles may not be driven or parked off pavement. EXCEPTIONS: Certain specific and limited exceptions are detailed in: Section 8 - Special Rules for Golf Carts and Golf Cars. Section 9 - Special Rules for Bicycles. Section 11 - Special Rules for Managing Agent.

6.2. **TRAFFIC CONTROL DEVICES**

Persons must obey all traffic signs, and pavement and curb markings.

6.3. **SPEED LIMITS**

Vehicles may never be driven faster than is safe for the prevailing conditions. Vehicles may not exceed the posted speed limit.

- 6.3.1. 25 MPH: All streets, unless otherwise posted.
- 6.3.2. 15 MPH: All cul-de-sacs and parking areas, unless otherwise posted.
- 6.3.3. 10 MPH: All inbound gate entrances.

6.4. **STOP SIGNS**

When approaching a stop sign, drivers must stop at the limit line, if marked, otherwise before entering the crosswalk on the near side of the intersection.

- 6.4.1. The limit line is a white line painted across the driver's lane just before the stop sign or crosswalk.
- 6.4.2. If there is no limit line or crosswalk, drivers must stop at the entrance to the intersecting roadway.
- 6.4.3. If visibility is restricted at the limit line or crosswalk, drivers may need to pull forward and stop again before safely passing through the intersection.
- 6.4.4. Drivers **MUST** always make a full and complete stop. "California stops" or "rolling stops" are not allowed; the wheels of the vehicle must stop turning.

6.5. **RIGHT-OF-WAY**

- 6.5.1. **Emergency Vehicles**
Drivers must yield (e.g. pull over to the side of the road and stop) to any law enforcement, fire or ambulance vehicle with emergency lights illuminated or siren in use.
- 6.5.2. **Pedestrians**
The driver of a vehicle must yield the right-of-way to a PEDESTRIAN crossing the roadway. The driver of a vehicle approaching a PEDESTRIAN must exercise all due care and reduce the speed of the vehicle or take any other action relating to the operation of the vehicle as necessary to safeguard the safety of the PEDESTRIAN.

No PEDESTRIAN may suddenly leave a curb or other place of safety and walk or run into the path of a vehicle that is so close as to constitute an immediate hazard. No PEDESTRIAN may unnecessarily stop or delay traffic.
- 6.5.3. **Side Road**
A driver entering a through road from a cul-de-sac or side road must yield to vehicles on the through road.
- 6.5.4. **Stop Sign**
At an intersection controlled by a stop sign, the first vehicle to arrive has the right-of-way. If two vehicles arrive at the same time, the vehicle to the right has the right-of-way.
- 6.5.5. **Travel Lanes**
Do not drive to the left of center of the road, even when no center line is present.
- 6.5.6. **Turns**
A driver making a left turn or U-turn must yield to oncoming traffic.

6.6. WIRELESS COMMUNICATIONS

- 6.6.1. Drivers may not operate a cell phone without the use of a hands-free device.
- 6.6.2. Drivers may not use a wireless device to write, send or read communications, or view images.

6.7. SEAT BELTS

- 6.7.1. Drivers must wear a seat belt when driving.
- 6.7.2. Adult passengers must wear seat belts.
- 6.7.3. Younger passengers must be secured in a seat belt or child passenger restraint system of the type required by law on a public street.

6.8. USE OF LIGHTS

- 6.8.1. All MOTOR VEHICLES must operate head lamps and tail lamps from ½ hour after sunset to ½ hour before sunrise.
- 6.8.2. MOTOR VEHICLES must operate head lamps and tail lamps whenever the windshield wipers are in continuous use due to moisture. EXCEPTIONS: GOLF CARTS are not required to be equipped with windshield wipers.
- 6.8.3. MOTOR VEHICLES approaching and entering any Laguna Woods Village gate at night must use low beam headlamps.
- 6.8.4. For safety, any PEDESTRIAN or BICYCLE on a roadway at night must shine a flashlight or otherwise display lighting sufficient to be plainly visible in any direction within 200 feet. This includes any vehicle using human power, or a self-propelled or motorized wheelchair, invalid tricycle, electric personal assistive mobility device (e.g. Segway) or motorized quadricycle.
- 6.8.5. If the vehicle is so equipped, turn signals must be used continuously during the last 100 feet traveled before turning.

6.9. OPEN CONTAINER

- 6.9.1. Do not drink any alcoholic beverage while in a vehicle.
- 6.9.2. No one in a vehicle may possess any container of an alcoholic beverage that has been opened, or a seal broken, or the contents of which have been partially removed.

6.10. DRIVING UNDER THE INFLUENCE

Do not drive while under the influence of any alcoholic beverage, drug, or under the combined influence of any alcoholic beverage and drug. Even on private property, driving under the influence is a crime (California Vehicle Code §23152) that may cause the driver to be arrested by law enforcement officers.

6.11. RECKLESS DRIVING

Reckless driving means operating a motor vehicle in a dangerous and negligent manner or with a willful or wanton disregard for the safety of persons or property. Always drive with due regard for the safety of people and property.

7. RULES FOR PARKING

7.1. VEHICLES PROHIBITED

GRF owned vehicles and equipment are exempt from this Section.

The following vehicles are always prohibited from parking in LAGUNA WOODS VILLAGE:

- 7.1.1. ABANDONED VEHICLE.
- 7.1.2. UNAUTHORIZED VEHICLE.
- 7.1.3. Aircraft.
- 7.1.4. Boats, personal watercraft, and their trailers, except as allowed in Section 7.7 - Recreational Vehicles Restricted.
- 7.1.5. INOPERABLE VEHICLE or part of a vehicle.
- 7.1.6. Off-road vehicle (not street licensed) other than GOLF CART or GOLF CAR.
- 7.1.7. Vehicle designed to carry 12 or more passengers, except busses to load or offload passengers with approval from the Board of Directors or designated staff.
- 7.1.8. COMMERCIAL VEHICLES, except when necessarily and actively used in providing goods and services to the Village or its RESIDENTS.

7.2. GENERAL PARKING RULES

- 7.2.1. Park Safely
At no time may a vehicle be parked in a manner creating a traffic hazard.
- 7.2.2. Fire Hydrant
At no time may a vehicle be parked within 15 feet of a fire hydrant. Vehicles in violation are subject to immediate tow-away at owner's expense. See Section 4 – Towing Policy.
- 7.2.3. Sidewalk
Except to safely cross on a roadway or driveway, no vehicle may be driven or parked with any portion of it on a sidewalk.
- 7.2.4. Off Pavement
At no time may a vehicle be driven or parked with any portion of it off pavement. EXCEPTIONS: Certain specific and limited exceptions are detailed in: Section 8 - Special Rules for Golf Carts and Golf Cars. Section 9 - Special Rules for Bicycles. Section 11 - Special Rules for Managing Agent.

7.2.5. Curb or Parking Stall

Vehicles may park in a designated parking stall or along a curb or sidewalk.

7.2.5.1. Parking along a curb or sidewalk:

7.2.5.1.1. Vehicles on a 2-way travel roadway must be parked with the passenger side wheels alongside the curb or sidewalk.

7.2.5.1.2. Vehicles on a 1-way travel roadway may park alongside the curb or sidewalk on either side of the roadway.

7.2.5.1.3. The front and rear wheels alongside must be within 18" of the curb or sidewalk edge.
EXCEPTION: If the entire vehicle is within a marked parking stall, the wheels may exceed 18" from the curb or sidewalk.

7.2.5.1.4. Vehicles may not be parked in, or within 20 feet of a street intersection.

7.2.5.2. Parking in a marked stall:

7.2.5.2.1. Vehicle must fit and be parked completely within the marked boundaries of a parking space.

7.2.5.3. Parking in an unmarked stall:

7.2.5.3.1. A vehicle may be parked in a location that is not a marked stall; however, at no time may it be parked in a manner that creates a traffic hazard, interferes with other vehicle access, PEDESTRIAN traffic, or access to facilities or equipment.

7.2.6. Inoperative Vehicle

At no time may an INOPERATIVE VEHICLE be in LAGUNA WOODS VILLAGE.

7.2.7. Abandoned Vehicle

At no time may an ABANDONED VEHICLE be in LAGUNA WOODS VILLAGE.

7.2.8. Unauthorized Vehicle

At no time may an UNAUTHORIZED VEHICLE be parked in LAGUNA WOODS VILLAGE.

7.3. TIME LIMITED PARKING

7.3.1. Assigned Parking

Not applicable on property governed by GRF.

7.3.2. Unassigned Parking

Signs and curb and pavement markings that limit or prohibit parking apply at all times.

7.3.2.1. Red zone: No stopping, standing or parking.

EXCEPTIONS:

- 7.3.2.1.1. A driver may stop to avoid conflict with other traffic.
- 7.3.2.1.2. An attended vehicle may stop for passenger transfers.
- 7.3.2.1.3. An attended vehicle may stop for use of a mailbox.
- 7.3.2.1.4. An attended vehicle may stop or stand while necessarily engaged in work. Examples: moving or delivery truck.
- 7.3.2.1.5. An unattended vehicle or piece of equipment **may park when necessary and is authorized by the Security Services Department.**

7.3.2.2. Blue zone: Parking is permitted only when the vehicle is displaying a valid, government issued disabled (handicapped) license plate or placard.

7.3.2.3. Fire hydrant zone: No person shall stop, park, or leave standing any vehicle within 15 feet of a fire hydrant. Vehicles in violation are subject to immediate tow-away at owner's expense. See Section 4 – Towing Policy.

7.3.2.4. Green zone: Parking may not exceed 10 minutes, or as posted by sign or curb marking.

EXCEPTION: Unlimited time parking in a Green Zone is permitted only when the vehicle is displaying a valid government issued disabled (handicapped) license plate or placard.

7.3.2.5. Grey zone: Same as Unpainted.

7.3.2.6. Handicapped zone: See "Blue zone."

7.3.2.7. White zone: Loading and unloading only.

7.3.2.8. Yellow zone: Commercial vehicle loading and unloading only.

7.3.2.9. Unpainted: Parking is permitted for up to 7 continuous days, unless otherwise restricted. Parking is always prohibited within 15 feet of a fire hydrant even if the curb is unpainted. See Fire hydrant zone above. EXCEPTION: Resident's extended absence parking. See Section 7.5 – Contractor and Service Vehicle.

7.3.2.10. GUEST PARKING zone: RESIDENT VEHICLES are prohibited from using the location between 8:00 a.m. and 10:00 p.m.

7.3.2.11. RESERVED PARKING zone: Parking is prohibited by unauthorized vehicles.

7.3.2.12. VISITOR PARKING zone: RESIDENT VEHICLES are prohibited from using the location between 8:00 a.m. and 10:00 p.m.

7.4. **RESIDENT'S EXTENDED ABSENCE PARKING**

Due to a RESIDENT'S extended absence from the Village, a RESIDENT VEHICLE may be parked in UNASSIGNED PARKING for more than 21 days for residents and 7 days for guests under the following conditions:

- 7.4.1. RESIDENT'S ASSIGNED PARKING space must be occupied during the same time period by another RESIDENT VEHICLE.
- 7.4.2. As a courtesy to fellow RESIDENTS, vehicle must be parked as far as practicable from UNIT's, preferably on a named street rather than in a numbered cul-de-sac.
- 7.4.3. Vehicle MAY NOT be parked at any GRF facility (Clubhouse, stables, Community Center, Service Center, etc.). Exception: RESIDENTS and their guests travelling by tour bus may park for up to 15 days at Clubhouse 3 or Clubhouse 5. Vehicles must display on the dashboard a placard on 8 ½" x 11" colored stock that includes the printed name of the sponsoring club, an emergency phone number associated with the tour and the return date from travel.
- 7.4.4. RESIDENT must arrange to keep the vehicle's RFID, government registration, appearance and operating condition up to date. Vehicles that become INOPERABLE, or appear neglected or ABANDONED become subject to tow-away at owner's expense. See Section 4 - Towing Policy.
- 7.4.5. The RESIDENT must provide a written notification and/or call the Security Services Dispatch Center at 949-580-1400 to add your vehicle to the SAFELIST/ DO NOT CITE LIST.
- 7.4.6. NON-RESIDENT vehicles are not eligible for extended parking privileges.

7.5. **CONTRACTOR AND SERVICE VEHICLE PARKING**

Contractor and service vehicles, including personal vehicles driven by workers, must be parked on named streets and are prohibited from parking within numbered cul-de-sacs or UNIT parking lots. Contractors may park on a SPONSORING RESIDENT'S driveway with that RESIDENT'S permission, but may not obstruct the sidewalk. Contractor and service vehicles, including personal vehicles driven by workers:

- 7.5.1. Must be parked on named streets.

- 7.5.2. May not be parked at GRF facilities.
- 7.5.3. May not be parked within numbered cul-de-sacs or UNIT parking lots.
 EXCEPTIONS:
 - 7.5.3.1. Vehicles, equipment and materials immediately and directly required for the performance of work.
 - 7.5.3.2. Vehicles immediately loading or unloading.
 - 7.5.3.3. GRF owned vehicles and equipment.
 - 7.5.3.4. GRF or housing Mutual's contractor vehicles and equipment.

7.6. **OVERNIGHT PARKING PERMITS**

GRF owned vehicles and equipment are exempt from this Section.

- 7.6.1. Overnight Parking Prohibited

The following vehicles and equipment are prohibited from parking at any time between the hours of 12:00 a.m. (midnight) and 6:00 a.m.

 - 7.6.1.1. Vehicle not displaying a valid RFID or Overnight Parking Permit. See Section 7.6.2 – Overnight Parking Permit.
 - 7.6.1.2. Recreational Vehicle, except as provided below in Section 7.7 - Recreational Vehicles Restricted.
 - 7.6.1.3. COMMERCIAL VEHICLE, construction/maintenance equipment, storage and disposal units, building materials. Vehicles displaying advertising. EXCEPTION: "For Sale" signs as allowed in Section 7.8 – For Sale Signs.
 EXCEPTION:
 - 7.6.1.4. Overnight Parking Permits will be issued by the Security Services Department, for COMMERCIAL VEHICLES, equipment, and materials utilized in authorized activities conducted for the Village, or its RESIDENTS.
 - 7.6.1.5. The Overnight Parking Permit must be displayed face-up on the driver side dashboard of the MOTOR VEHICLE, or prominently affixed to the front of trailers or equipment.
- 7.6.2. Overnight Parking Permits
 - 7.6.2.1. Every NON-RESIDENT vehicle, when parked in LAGUNA WOODS VILLAGE at any time between the hours of 12:00 a.m. (midnight) and 6:00 a.m., must display face-up on the driver side dashboard a valid Overnight Parking Permit issued by the managing agent.
 - 7.6.2.2. Overnight Parking Permits are issued to GUESTS driving any of the authorized vehicle types listed in Section 5.3 – Authorized Resident Vehicle Types, and by the managing agent to vehicles and equipment used in support of Village or residential needs.

7.6.2.3. Any NON-RESIDENT vehicle parked without an Overnight Parking Permit issued is deemed an UNAUTHORIZED VEHICLE and subject to tow-away at vehicle owner's expense. See Section 4 - Towing Policy.

EXCEPTIONS: After 9:00 p.m., a RESIDENT SPONSOR may SAFELIST a GUEST vehicle for the current night only by calling the Security Services Dispatch Center at (949) 580-1400. The SPONSOR RESIDENT must provide:

7.6.2.3.1. SPONSOR'S UNIT and ID numbers.

7.6.2.3.2. GUEST'S first name.

7.6.2.3.3. GUEST'S vehicle license plate number.

7.6.2.3.4. GUEST'S vehicle parking location.

7.7. RECREATIONAL VEHICLES (RV) RESTRICTED

Daily parking is limited to the RV Storage Area. Refer to the RV Rules and Regulations.

Except for the RV Storage Area, an RV may be parked IN LAGUNA WOODS VILLAGE only when meeting all of the following conditions:

7.7.1. RV MAY NOT be parked at any GRF facility (Clubhouse, Stables, Community Center, Service Center, etc.).

7.7.2. RV is parked only for the purpose of loading or unloading. Other activities, such as sleeping or resting in the RV, and vehicle maintenance are not allowed.

7.7.3. RV is parked with engine and accessory equipment (e.g. exterior lights, generator, air conditioner, audio and video equipment) shut off.

7.7.4. Extensions such as slide-outs, tilt-outs, and awnings must be closed.

7.7.5. RV may not be attached to any external power supply.

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

7.7.7. RV is parked for no more than 6 hours at a time.

EXCEPTION: Permission to park overnight immediately before or after a road trip will be reasonably granted by the Security Services Department. Vehicle must be removed no later than 12:00 noon the following day.

7.8. FOR SALE SIGNS

7.8.1. RESIDENT VEHICLES may display a maximum of two (2) "For Sale" signs advertising that vehicle.

7.8.2. Each sign may be up to 9" x 12" in size.

7.8.3. No signage may be on the exterior of the vehicle.

7.9. ADVERTISING

Any signage advertising a business or organization is prohibited on a vehicle parked overnight between the hours of 12:00 a.m. (midnight) and 6:00 a.m.

Displaying a name or contact information, such as a physical or communications address, constitutes advertising.

EXCEPTIONS:

- 7.9.1. Commercial vehicle or equipment displaying a valid GRF Overnight Parking Permit issued by the managing agent.
- 7.9.2. License plate frames, and vehicle manufacturer's incidental identification and accessory items Example: vehicle brand and model nameplates.
- 7.9.3. Signs allowed in Section 7.8 – For Sale Signs.
- 7.9.4. GRF vehicles.

7.10. REPAIRS

Vehicles may not be rebuilt, rehabilitated, major service may not be performed, and fluids may not be changed on any property of GRF.

7.11. WASHING

In the interest of water conservation, vehicle washing using water is prohibited. Waterless type cleaning products (e.g. "waterless car wash") may be used.

8. SPECIAL RULES FOR GOLF CARTS AND GOLF CARS

8.1. GOLF CART

Unless exempted in this Section, all Vehicle, Parking and Traffic Rules, including stop sign, speed limit, parking, and RFID rules, apply to GOLF CARTS, just as any other MOTOR VEHICLE.

- 8.1.1. Driver's License
A driver's license is not required to operate a GOLF CART.
- 8.1.2. Minimum Age
A NON-RESIDENT driving a GOLF CART must be **both:**
 - 8.1.2.1. Age 16 years or older.
 - 8.1.2.2. Accompanied by a RESIDENT.
- 8.1.3. Vehicle Registration
No government vehicle registration is required.
- 8.1.4. Lights
Must operate head lamps and tail lamps from ½ hour after sunset to ½ hour before sunrise.
- 8.1.5. Stay on Pavement
Driving off pavement is prohibited. EXCEPTION: Limited driving off pavement is allowed at the GRF 27-hole golf course, in accordance with golf course rules.

- 8.1.6. Sidewalks and Patios
Driving or parking is not allowed on sidewalks, breezeways, or patios.
- 8.1.7. Cart Paths
Driving on paved cart paths is permissible. On a cart path the driver must:
 - 8.1.7.1. Travel at a slow speed that is reasonable and prudent.
 - 8.1.7.2. Exercise due regard for the safety of all PEDESTRIANS.
 - 8.1.7.3. Yield the right-of-way to all PEDESTRIANS.
 - 8.1.7.4. Parking on a cart path is prohibited, except in a marked parking stall.

8.2. GOLF CAR

Unless exempted in this Section, all Vehicle, Parking and Traffic Rules apply to GOLF CARS, just as any other MOTOR VEHICLE.

- 8.2.1. Cart Paths
- 8.2.2. May be driven on a paved cart path.
- 8.2.3. On a cart path the driver must:
 - 8.2.3.1. Travel at a slow speed that is reasonable and prudent.
 - 8.2.3.2. Exercise due regard for the safety of all PEDESTRIANS.
 - 8.2.3.3. Yield the right-of-way to all PEDESTRIANS.
 - 8.2.3.4. Parking on a cart path is prohibited, except in a marked parking stall.

9. SPECIAL RULES FOR BICYCLES (NON-MOTORIZED)

Unless otherwise specified in this Section, all requirements of Section 6 - Rules for Driving, including stop sign and speed limit rules, and Section 7 - Rules for Parking, apply to BICYCLES.

9.1. STAY ON PAVEMENT

BICYCLES and motorized bicycles, known as E- BIKES, may not be ridden off pavement.

9.2. SIDEWALKS AND CART PATHS

- 9.2.1. Riding on a paved cart path is permissible
- 9.2.2. Riding on a sidewalk is allowed between a point of origin or destination, and the nearest street or cul-de-sac.
- 9.2.3. While riding on a path or sidewalk, the cyclist must:
 - 9.2.3.1. Exercise due regard for the safety of all PEDESTRIANS.
 - 9.2.3.2. Travel at a speed that is reasonable and prudent.
 - 9.2.3.3. Yield the right-of-way to all PEDESTRIANS.
 - 9.2.3.4. Walk the BICYCLE when inside a building or on any covered passageway.

EXCEPTION:

- 9.2.4. Riding in Aliso Creek Park is prohibited at all times.
- 9.2.5. When delivering newspapers to adjacent UNITS, a BICYCLE may be ridden an unlimited distance on a sidewalk.

9.3. **LIGHTS**

For safety, at night a BICYCLE and E-BIKE must operate a headlamp and red or amber lights or reflectors to the side and rear, sufficient to be plainly visible in any direction within 200 feet.

9.4. **PARKING**

- 9.4.1. Bicycles may not be parked in any manner interfering with foot or vehicle traffic.
- 9.4.2. Bicycles must be parked utilizing parking racks where provided.
- 9.4.3. Attended BICYCLES may be parked off pavement, but only in such a manner as not to damage landscaping.
- 9.4.4. Parking on a cart path or sidewalk is prohibited, except in a marked parking stall.

10. **SPECIAL RULES FOR PEDESTRIANS**

10.1. **SIDEWALKS**

- 10.1.1. For safety considerations, PEDESTRIANS may not walk upon a roadway.
 EXCEPTIONS:
 - 10.1.1.1. When crossing a roadway.
 - 10.1.1.2. When there is no adjacent sidewalk available that is at least two (2) feet wide.
- 10.1.2. When upon any roadway, PEDESTRIANS must:
 - 10.1.2.1. Walk facing the flow of traffic, unless upon a 1-way roadway.
 - 10.1.2.2. Avoid stopping or delaying traffic.
 - 10.1.2.3. Shine a flashlight or otherwise display lighting at night sufficient to be plainly visible in any direction within 200 feet.

10.2. **RIDING DEVICE**

No person may ride or propel a skateboard, scooter, tricycle, or other riding apparatus.

EXCEPTION:

- 10.2.1.1.1. BICYCLES operated and equipped in accordance with these rules.
- 10.2.1.1.2. A person operating a self-propelled or motorized wheelchair, invalid tricycle, electric personal assistive mobility device (ex: Segway) or motorized quadricycle.

11. SPECIAL RULES FOR MANAGING AGENT

- 11.1. MOTOR VEHICLES and equipment used by the managing agent are allowed on roadways, sidewalks, paths and landscape as needed to efficiently provide services, such as maintenance, landscaping and security.
- 11.2. Except as necessary to efficiently provide services, MOTOR VEHICLES and equipment must be parked so as not to block access, walkways, or carports.
- 11.3. Except for fire hydrant and handicapped parking zones, all parking locations may be used by the managing agent as needed to efficiently provide services.

12. RULES FOR REPORTING COLLISIONS

12.1. INJURY TO A PERSON

For a collision that causes injury or death to a person:

- 12.1.1. Driver must stop and remain at the scene to provide their identity and information about the collision.
- 12.1.2. Notify local authorities (Call 911).

12.2. NO INJURY TO A PERSON

For a collision with no injuries that causes damage to any property, including damage solely to the driver's own MOTOR VEHICLE or BICYCLE:

- 12.2.1. Driver must stop and remain at the scene to provide their identity and information about the collision.
- 12.2.2. Driver must identify themselves to the owner or individual in control of the damaged property.
- 12.2.3. Notify the Laguna Woods Village Security Services Department.

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RESOLUTION 90-24-XX

Vehicle, Traffic and Parking Rules

WHEREAS, the Security Department is responsible for the administration of the Laguna Woods Village Vehicle, Traffic and Parking Rules;

WHEREAS, the Security and Community Access Committee has recognized the need to revise the Vehicle, Traffic and Parking Rules with updates and clarifying language; and

NOW THEREFORE BE IT RESOLVED, on October 1, 2024, the Board of Directors of this Corporation hereby adopts the Vehicle, Traffic and Parking Rules, as attached to the official minutes of this meeting; and

RESOLVED FURTHER, that Resolution 90-19-56, approved December 3, 2019; Resolution 90-19-25, adopted June 4, 2019; Resolution 90-16-26, adopted June 7, 2016; Resolution 90-16-24, adopted June 7, 2016; Resolution 90-15-29, adopted May 5, 2015; and Resolution 90-14-21, adopted May 6, 2014 are 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 this resolution as written.

September Initial Notification: Should the Board endorse the proposed resolution, Staff recommends that a motion be made and seconded to accept the resolution and allow discussion to ensure that the resolution reads to the satisfaction of the Board. Staff then recommends that a Board Member postpones the resolution to the next available Board Meeting no less than 28-days from the postponement to comply with Civil Code §4360.

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STAFF REPORT

DATE: September 3, 2024
FOR: Board of Directors
SUBJECT: 2025 Business Plan – Version 4

RECOMMENDATION

Staff recommends the Board approve the 2025 Business Plan Resolution (Attachment 1).

BACKGROUND

The GRF Board of Directors held several meetings from May to August to discuss the 2025 Business Plan. Based on input received at the meetings and subsequent discussions, staff refined the Business Plan as included in this agenda.

DISCUSSION

BUSINESS PLAN SUMMARY

The proposed budget for the 2025 plan year (Attachment 2) shows that the sum of \$46,515,423 will be required by the Corporation to meet its annual expenses of operation for the year 2025. Additionally, \$2,598,144 is planned for reserve contributions while contingency fund contributions have been eliminated. After deducting \$764,160 derived from prior years' surplus and the sum of \$11,948,095 expected to be received from various sources as revenue during 2025, the Board of Directors hereby estimates that the net sum of \$36,401,312 will be required to be paid by the Corporation members. These documents present an overview of the proposed 2025 Business Plan – Version 4 and reflect a net increase of \$1,521,991 in the Total Basic Assessment, or \$9.97 per manor per month (PMPM) or 4.4% when compared to current year.

Brief notations for line items with significant change from current year are noted below as increases or (decreases) in the assessment, and listed in order of appearance on the proposed Business Plan by Account – Version 4 (Attachment 2):

Line 1: Golf Greens Fees additional revenue of \$454,900 decreased the assessment by (\$2.98) PMPM to reflect the ongoing trend of higher golf course usage coupled with anticipated rate changes that will be effective in 2025.

Line 2: Golf Operations additional revenue of \$78,100 decreased the assessment by (\$0.51) PMPM to reflect current usage of golf driving range, golf cart usage, and anticipated rate changes effective 2025.

Line 4: Clubhouse Rentals and Event Fees additional revenue of \$247,084 decreased the assessment by (\$1.62) PMPM primarily due to the trend of more club related events held at

the PAC coupled with approved room rental fee increases that will be effective in 2025. An offset can be found in line 12.

Line 6: Broadband Services less revenue of \$518,660 increased the assessment by \$3.40 PMPM due to less advertising expected during a non-election year. In addition, less premium subscription revenue is anticipated as some users have moved to streaming platforms in recent years.

Line 7: Miscellaneous Revenue additional revenue of \$360,060 decreased the assessment by (\$2.35) PMPM due to higher clubhouse labor fees at the PAC as a result of an increase in the number of events, increased rates for electric vehicle charging stations at the community center, increased class fee revenue to reflect recent trends, and anticipated rate increases for RV storage fees.

Line 8: Employee Compensation decreased by (\$104,735) or (\$0.69) PMPM primarily due to outsourcing of golf maintenance; an offset can be found in line 23. Savings were partially offset due to planned wage adjustments and a removal of turnover factors throughout the Recreation Services department, primarily at the PAC and clubhouses as facilities have returned to pre-pandemic staffing levels.

Line 9: Expenses Related to Compensation decreased by (\$183,149) or (\$1.21) PMPM primarily due to outsourcing of golf maintenance; an offset can be found in line 23. Savings were partially offset due to an increase in workers' compensation premiums to reflect recent actuals and an anticipated increase in non-union medical insurance costs.

Line 10: Materials and Supplies decreased by (\$77,175) or (\$0.50) PMPM primarily due to the movement of miscellaneous recreation equipment from the operating budget to the capital plan. In addition, less information technology materials are expected to be needed in 2025 such as software licensing, phones, and headsets.

Line 12: Community Events increased by \$150,709 or \$0.99 PMPM due to more events held by clubs at the performing arts center based on an increasing trend in recent years. An offset can be found in line 4.

Line 13: Electricity increased by \$264,030 or \$1.73 PMPM based on recent consumption and current year rate increases.

Lines 14-15: Sewer & Water increased by \$124,590 or \$0.82 PMPM based on recent consumption and published rate increases in July 2024 and projected rate increase in 2025.

Line 21: Professional Fees increased by \$111,263 or \$0.73 PMPM primarily due to funding for consulting fees related to an on-site visit from a reserve specialist in preparation for the 2026 Business Plan. Additionally, funding is provided for fees related to 2024 audit and tax services and includes a contractual increase.

Line 22: Rentals decreased by (\$85,441) or (\$0.56) PMPM based on the anticipated transition of cardio equipment at the fitness centers from leased to owned. The cardio equipment purchases are included in 2025 Capital Plan.

Line 23: Outside Services increased by \$1,480,995 or \$9.69 PMPM primarily due to outsourcing of golf maintenance. An offset can be found in lines 8 and 9.

Line 27: Insurance increased by \$413,192 or \$2.70 PMPM due to increased hazard & liability insurance to reflect anticipated premium increases at renewal.

Line 31: Cost Allocations, the net result of interdepartmental allocations increased by \$121,296, effectively decreasing the assessment by (\$0.80) PMPM, to reflect existing service levels throughout the departments providing more of an offset to the line items listed above.

Line 33: GRF Reserve Fund Contribution for Version 4, the Reserve Contribution is budgeted to remain at \$17.00 PMPM. To adequately plan for future expenditures, the Mutual adopts a 30-Year Funding Plan that projects contributions and disbursements to the Reserve Fund over the next 30 years. A reserve study was conducted and recommended funding plans are provided. Reserves provide the funding necessary to maintain, repair, replace, or restore major common-area components. Contributions to the Reserve Funds are supplemented by the Transfer Fee of \$7,500 per eligible transfer.

FINANCIAL ANALYSIS

The financial impact of this proposed business plan is a GRF assessment of \$238.19 PMPM, an increase of \$9.97 or 4.4% when compared to current year.

Prepared By: Jose Campos, Assistant Director of Financial Services

Reviewed By: Steve Hormuth, Director of Financial Services

ATTACHMENTS

- Attachment 1: GRF 2025 Business Plan Resolution
- Attachment 2: GRF 2025 Business Plan - By Account
- Attachment 3: GRF 2025 Business Plan - By Department
- Attachment 4: GRF 2025 Budget Comparison Report - By Account - Operating Fund
- Attachment 5: 2025 Summary of Department Allocations
- Attachment 6: 2025 Department Staffing Report

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**RESOLUTION 90-24-XX****2025 BUSINESS PLAN RESOLUTION**

RESOLVED, September 3, 2024, that the Business Plan of this Corporation for the year 2025 is hereby adopted and approved; and

RESOLVED FURTHER, that pursuant to said Business Plan, the Board of Directors of this Corporation hereby estimates that the sum of \$46,515,424 will be required by the Corporation to meet its annual expenses of operation for the year 2025. Additionally, \$2,598,144 is planned for reserve contributions and contingency fund contributions have been eliminated. After deducting \$764,160 derived from prior years' surplus and the sum of \$11,948,095 expected to be received from various sources as revenue during 2025, the Board of Directors hereby estimates that the net sum of \$36,401,313 will be required to be paid by the Corporation members in accordance with the terms of that certain Trust Agreement dated March 2, 1964, as amended, and the bylaws of the Corporation; and

RESOLVED FURTHER, that this Corporation shall charge each member the sum of \$238.19 per month per membership of said Corporation, for its share of the aforesaid net expenses and reserve contributions for the year 2025; 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.

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2025 BUSINESS PLAN - BY ACCOUNT

DESCRIPTION		2021 ACTUAL*	2022 ACTUAL	2023 ACTUAL	2024 PLAN	2025 PLAN	ASSESSMENT		
							Per Manor Per Month		
							2024	2025	Change
OPERATING REVENUES									
1	Golf Greens Fees	\$1,656,161	\$1,777,020	\$1,687,917	\$1,814,600	\$2,269,500	\$11.87	\$14.85	(\$2.98)
2	Golf Operations	318,827	363,750	249,558	377,400	455,500	2.47	2.98	(0.51)
3	Merchandise Sales	522,651	618,929	527,998	643,147	642,802	4.21	4.21	0.00
4	Clubhouse Rentals and Event Fees	113,331	565,790	749,973	695,493	942,577	4.55	6.17	(1.62)
5	Rentals	140,779	144,674	180,405	198,064	201,226	1.30	1.32	(0.02)
6	Broadband Services	5,038,208	5,277,634	5,433,370	6,423,300	5,904,640	42.03	38.63	3.40
7	Miscellaneous	659,087	1,021,743	1,286,011	1,171,790	1,531,850	7.67	10.02	(2.35)
Total Revenue		\$8,449,044	\$9,769,540	\$10,115,232	\$11,323,794	\$11,948,095	\$74.10	\$78.18	(\$4.08)
OPERATING EXPENSES									
8	Employee Compensation	\$17,060,816	\$18,221,733	\$19,505,281	\$20,108,764	\$20,004,028	\$131.58	\$130.89	(\$0.69)
9	Exp. Related to Compensation	5,058,750	5,405,108	6,007,299	5,965,952	5,782,801	39.05	37.84	(1.21)
10	Materials and Supplies	1,570,108	2,189,516	1,714,734	2,048,209	1,971,034	13.40	12.90	(0.50)
11	Cost of Merchandise Sold	431,568	477,382	499,613	467,066	472,540	3.06	3.09	0.03
12	Community Events	45,229	408,472	627,881	432,956	583,665	2.83	3.82	0.99
13	Electricity	881,645	1,161,822	1,205,325	1,015,216	1,279,246	6.64	8.37	1.73
14	Sewer	75,868	94,167	114,049	125,568	133,928	0.82	0.88	0.06
15	Water	762,448	783,105	580,194	709,660	825,890	4.64	5.40	0.76
16	Trash	128,609	86,161	96,295	139,544	167,058	0.91	1.09	0.18
17	Natural Gas	237,215	397,074	456,073	405,425	460,313	2.65	3.01	0.36
18	Telephone	308,599	281,881	377,362	303,338	361,488	1.98	2.37	0.39
19	Fuel & Oil for Vehicles	489,252	723,392	574,186	627,894	660,000	4.11	4.32	0.21
20	Legal Fees	737,723	92,364	233,489	248,350	231,680	1.62	1.52	(0.10)
21	Professional Fees	416,867	629,637	652,128	759,457	870,720	4.97	5.70	0.73
22	Rentals	258,816	272,854	277,566	328,042	242,601	2.15	1.59	(0.56)
23	Outside Services	2,829,913	2,886,946	3,402,362	3,216,787	4,697,782	21.05	30.74	9.69
24	Repairs and Maintenance	886,507	1,192,186	773,378	1,045,997	1,102,597	6.84	7.21	0.37
25	Other Operating Expense	647,885	734,620	753,382	1,036,567	1,045,202	6.78	6.84	0.06
26	Income, Property, and Sales Tax	(505,305)	35,300	29,807	37,892	35,357	0.25	0.23	(0.02)
27	Insurance	2,658,323	2,783,674	2,899,015	3,277,996	3,691,188	21.45	24.15	2.70
28	Cable TV Programming	3,966,508	4,196,413	4,476,120	5,143,360	5,125,000	33.65	33.53	(0.12)
29	Uncollectible Accounts	12,184	4,144	1,177	13,000	10,600	0.09	0.07	(0.02)
30	(Gain)/Loss on Sale or Trade	(180,899)	17,743	(34,769)	(810)	(30,900)	(0.01)	(0.20)	(0.19)
31	Cost Allocations	(2,775,314)	(2,988,482)	(2,780,728)	(3,087,099)	(3,208,394)	(20.19)	(20.99)	(0.80)
Total Expense		\$36,003,315	\$40,087,212	\$42,441,219	\$44,369,131	\$46,515,424	\$290.32	\$304.37	\$14.05
32	(Surplus)/Deficit Recovery	(\$964,180)	\$439,016	\$1,100,881	(\$764,160)	(\$764,160)	(\$5.00)	(\$5.00)	\$0.00
Net Operating		\$26,590,091	\$30,756,688	\$33,426,868	\$32,281,177	\$33,803,169	\$211.22	\$221.19	\$9.97
FUND CONTRIBUTIONS									
33	Reserve Funds	\$2,903,808	\$2,598,144	\$2,598,144	\$2,598,144	\$2,598,144	\$17.00	\$17.00	\$0.00
34	Contingency Fund	0	764,160	0	0	0	0.00	0.00	0.00
Total Fund Contribution		\$2,903,808	\$3,362,304	\$2,598,144	\$2,598,144	\$2,598,144	\$17.00	\$17.00	\$0.00
TOTAL BASIC ASSESSMENT		\$29,493,899	\$34,118,992	\$36,025,012	\$34,879,321	\$36,401,313	\$228.22	\$238.19	\$9.97

*2021 actuals were affected by COVID-19 Pandemic.

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2025 BUSINESS PLAN - BY DEPARTMENT

DESCRIPTION	2021 ACTUAL*	2022 ACTUAL	2023 ACTUAL	2024 PLAN	2025 PLAN	ASSESSMENT		
						Per Manor Per Month		
						2024	2025	Change
OPERATING								
Office of the CEO	\$540,277	\$505,971	\$751,184	\$1,119,283	\$1,029,161	\$7.32	\$6.73	(\$0.59)
Media and Communications**	2,215,674	1,075,422	364,780	0	0	0.00	0.00	0.00
Information Services	1,417,894	1,633,877	2,055,487	2,395,627	2,460,329	15.67	16.10	0.43
General Services	4,043,651	5,559,078	6,599,948	6,972,635	7,523,971	45.62	49.23	3.61
Financial Services	1,206,550	2,181,385	1,722,478	1,694,599	1,921,535	11.09	12.57	1.48
Security Services	5,783,930	6,494,103	6,475,096	6,385,361	6,692,600	41.78	43.79	2.01
Landscape Services	1,104,296	951,646	1,355,172	1,480,560	1,472,207	9.69	9.63	(0.06)
Recreation Services	5,827,936	6,948,068	7,747,100	7,334,103	7,486,466	47.99	48.98	0.99
Human Resource Services	235,489	244,649	212,814	320,625	335,794	2.10	2.20	0.10
Insurance	2,658,205	2,783,639	2,898,956	3,271,530	3,691,188	21.41	24.15	2.74
Maintenance & Construction	1,912,302	1,875,867	2,158,398	2,065,014	1,954,078	13.51	12.81	(0.70)
Non Work Center	608,067	63,967	(15,426)	6,000	0	0.04	0.00	(0.04)
Net Operating Expense	\$27,554,271	\$30,317,672	\$32,325,987	\$33,045,337	\$34,567,329	\$216.22	\$226.19	\$9.97
(Surplus)/Deficit Recovery	(\$964,180)	\$439,016	\$1,100,881	(\$764,160)	(\$764,160)	(\$5.00)	(\$5.00)	\$0.00
Total Operating Contributions	\$26,590,091	\$30,756,688	\$33,426,868	\$32,281,177	\$33,803,169	\$211.22	\$221.19	\$9.97
FUND CONTRIBUTIONS								
Reserve Funds	\$2,903,808	\$2,598,144	\$2,598,144	\$2,598,144	\$2,598,144	\$17.00	\$17.00	\$0.00
Contingency Fund	0	764,160	0	0	0	0.00	0.00	0.00
Total Fund Contribution	\$2,903,808	\$3,362,304	\$2,598,144	\$2,598,144	\$2,598,144	\$17.00	\$17.00	\$0.00
TOTAL BASIC ASSESSMENT	\$29,493,899	\$34,118,992	\$36,025,012	\$34,879,321	\$36,401,313	\$228.22	\$238.19	\$9.97

*2021 actuals were affected by COVID-19 Pandemic.

**Work centers within department were moved into Office of the CEO and General Services in 2024.

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**Golden Rain Foundation of Laguna Woods
Budget Comparison Report by Account
12/31/2025**

GOLDEN RAIN FOUNDATION

	<u>2021 Actuals</u>	<u>2022 Actuals</u>	<u>2023 Actuals</u>	<u>2024 Budget</u>	<u>2025 Budget</u>	<u>Assessment Increase/ (Decrease)</u>	<u>VAR %</u>
Non-Assessment Revenues:							
Golf Green Fees							
42001000 - Golf Green Fees - Residents	\$1,534,992	\$1,505,516	\$1,386,729	\$1,531,000	\$1,906,000	(\$375,000)	(24%)
42001500 - Golf Green Fees - Guests	121,169	271,504	301,188	283,600	363,500	(79,900)	(28%)
Total Golf Green Fees	1,656,161	1,777,020	1,687,917	1,814,600	2,269,500	(454,900)	(25%)
Golf Operations							
42002000 - Golf Driving Range Fees	99,771	151,326	41,920	165,000	205,000	(40,000)	(24%)
42003000 - Golf Cart Use Fees	191,780	197,670	196,524	196,400	238,000	(41,600)	(21%)
42004000 - Golf Lesson Fees	23,212	9,429	5,070	12,000	8,500	3,500	29%
42005000 - Golf Club Storage Fees	3,520	3,645	3,960	3,500	3,500	0	0%
42005500 - Golf Club Rental Fees	544	1,680	2,084	500	500	0	0%
Total Golf Operations	318,827	363,750	249,558	377,400	455,500	(78,100)	(21%)
Merchandise Sales							
41501000 - Merchandise Sales - Pro Shop	294,441	310,694	207,164	325,000	328,000	(3,000)	(1%)
41501500 - Merchandise Sales - Warehouse	11,293	16,313	13,005	17,142	10,285	6,857	40%
41502500 - Merchandise Sales - Fitness	54	174	330	174	186	(12)	(7%)
41503500 - Merchandise Sales - Broadband	17,112	18,108	17,450	15,000	16,500	(1,500)	(10%)
41504800 - Merchandise Sales - Fuel & Oil	173,557	215,192	228,937	228,831	228,831	0	0%
41505000 - Bar Sales	26,194	58,448	61,113	57,000	59,000	(2,000)	(4%)
Total Merchandise Sales	522,651	618,927	527,998	643,147	642,802	345	0%
Clubhouse Rentals and Event Fees							
42501000 - Clubhouse Room Rentals - Residents	71,288	320,804	485,692	424,000	661,804	(237,804)	(56%)
42501500 - Clubhouse Room Rentals - Exception Rate	0	9,915	21,750	25,540	27,532	(1,992)	(8%)
42502000 - Clubhouse Event Fees - Residents	38,558	220,778	227,035	226,903	240,441	(13,538)	(6%)
42502500 - Clubhouse Event Fees - Non Residents	0	0	149	0	0	0	0%
42503000 - Village Greens Room Rentals - Residents	3,296	12,543	11,407	16,300	9,800	6,500	40%
42503500 - Village Greens Room Rentals - Non Residents	190	1,750	3,940	2,750	3,000	(250)	(9%)
Total Clubhouse Rentals and Event Fees	113,331	565,789	749,973	695,493	942,577	(247,084)	(36%)
Rentals							
43001000 - Garden Plot Rental	56,872	57,335	73,171	75,000	75,000	0	0%
43001500 - Shade House Rental Space	407	382	450	400	400	0	0%
45506500 - Rental Fee	29,500	32,527	40,545	59,664	62,826	(3,162)	(5%)
48001500 - Lease Revenue	54,000	54,430	66,240	63,000	63,000	0	0%
Total Rentals	140,779	144,674	180,405	198,064	201,226	(3,162)	(2%)
Fees and Charges for Services to Residents							
46502000 - Resident Maintenance Fee	0	298	0	0	0	0	0%
Total Fees and Charges for Services to Residents	0	298	0	0	0	0	0%
Broadband Services							
45001000 - Ad Insertion	590,984	836,547	543,609	925,000	680,000	245,000	26%
45001500 - Premium Channel	317,094	285,588	250,080	270,000	225,000	45,000	17%
45002000 - Cable Service Call	83,230	75,472	65,481	72,000	70,000	2,000	3%
45002500 - Cable Commission	104,903	44,743	63,873	33,500	28,440	5,060	15%
45003000 - High Speed Internet	1,787,497	1,886,109	2,430,569	2,700,000	2,670,000	30,000	1%
45003500 - Equipment Rental	1,851,248	1,875,365	1,835,651	1,864,200	1,948,200	(84,000)	(5%)
45004000 - Video Production	89,251	78,681	43,525	50,000	43,000	7,000	14%
45004500 - Video Re-Production	90	49	56	100	0	100	100%
45005000 - Message Board	35,000	25,400	21,550	24,500	20,000	4,500	18%
45005500 - Advertising	178,911	169,680	178,975	484,000	220,000	264,000	55%
Total Broadband Services	5,038,208	5,277,635	5,433,370	6,423,300	5,904,640	518,660	8%
Miscellaneous							
43501000 - Horse Boarding Fee	60,342	85,044	114,661	102,120	129,120	(27,000)	(26%)
43501500 - Horse Feed Fee	30,333	46,572	42,934	63,600	51,600	12,000	19%
43502000 - Horse Trailer Parking Fee	213	370	800	1,360	1,360	0	0%
43502500 - Horse Lesson Fee - Resident	7,733	26,002	22,027	57,600	33,000	24,600	43%
44001500 - Pool Fee - Guests	0	168	0	0	0	0	0%
44002000 - Bridge Room Fee - Guests	9,435	25,265	33,026	25,000	33,000	(8,000)	(32%)
44002500 - Parking Fees - Non Residents	24,000	41,487	49,544	24,400	29,400	(5,000)	(20%)
44003000 - Class Fees	47,752	161,161	202,003	159,000	220,350	(61,350)	(39%)
44003500 - Locker Rental Fee	44	10,659	10,346	16,375	15,350	1,025	6%
44004500 - Clubhouse Labor Fee	9,290	12,634	77,184	11,018	113,939	(102,921)	(934%)
44005500 - Clubhouse Catering Fee	5,128	12,039	21,906	18,700	21,610	(2,910)	(16%)
44006500 - Sponsorship Income	27,667	83,300	86,967	75,000	99,600	(24,600)	(33%)
44008000 - Club Group Organization Registration Fee	(100)	4,090	6,601	9,000	9,000	0	0%
46001000 - RV Storage Fee	118,688	109,133	113,496	124,480	175,000	(50,520)	(41%)
46002000 - Traffic Violation	24,734	51,387	48,880	90,000	86,000	4,000	4%
46003500 - Security Standby Fee	2,310	3,339	3,087	3,500	3,500	0	0%

OPERATING FUND ONLY

Agenda Item #12e

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Version 4

**Golden Rain Foundation of Laguna Woods
Budget Comparison Report by Account
12/31/2025**

GOLDEN RAIN FOUNDATION

	2021 Actuals	2022 Actuals	2023 Actuals	2024 Budget	2025 Budget	Assessment Increase/ (Decrease)	VAR %
46004000 - Estate Sale Fee	540	2,250	3,150	2,080	2,480	(400)	(19%)
46004500 - Resident Violations	0	0	1,602	1,056	478	578	55%
44501000 - Additional Occupant Fee	176,900	151,300	168,800	216,495	190,413	26,083	12%
44503500 - Resale Processing Fee	0	600	0	0	0	0	0%
44504000 - Resident Id Card Fee	9,600	12,275	20,540	11,000	32,950	(21,950)	(200%)
44506000 - Photo Copy Fee	21,745	50,679	65,636	65,000	72,500	(7,500)	(12%)
44506500 - Auto Decal Fee	52,910	52,321	64,150	60,000	70,000	(10,000)	(17%)
44507000 - Golf Cart Electric Fee	640	0	0	0	0	0	0%
47001000 - Cash Discounts - Accounts Payable	0	20,579	55,045	0	40,000	(40,000)	0%
47001500 - Late Fee Revenue	5,805	6,187	6,262	8,000	8,700	(700)	(9%)
47002800 - Fuel & Oil Administrative Fee	10,800	10,800	4,500	10,800	10,800	0	0%
47501000 - Recycling	0	0	329	0	0	0	0%
48001000 - Legal Fee	0	15	0	0	0	0	0%
46005500 - Disaster Task Force	214	1,010	944	0	0	0	0%
49009000 - Miscellaneous Revenue	12,366	40,779	61,591	16,206	81,700	(65,494)	(404%)
Total Miscellaneous	659,087	1,021,444	1,286,010	1,171,790	1,531,850	(360,060)	(31%)
Total Non-Assessment Revenue	8,449,044	9,769,538	10,115,232	11,323,794	11,948,095	(624,301)	(6%)
Expenses:							
Employee Compensation							
51011000 - Salaries & Wages - Regular	11,796,090	12,945,882	14,070,652	14,545,100	15,279,145	734,045	5%
51021000 - Union Wages - Regular	2,975,967	2,881,838	2,861,417	3,566,678	2,765,227	(801,451)	(22%)
51041000 - Wages - Overtime	174,106	228,615	261,257	183,523	200,449	16,926	9%
51051000 - Union Wages - Overtime	42,993	38,149	104,207	47,038	34,876	(12,161)	(26%)
51061000 - Holiday & Vacation	1,549,091	1,524,497	1,565,560	1,224,924	1,188,182	(36,741)	(3%)
51071000 - Sick	330,368	394,571	416,192	499,640	484,652	(14,988)	(3%)
51081000 - Sick - Part Time	8	0	0	14	0	(14)	(100%)
51091000 - Missed Meal Penalty	35,116	48,601	58,625	29,732	36,899	7,167	24%
51101000 - Temporary Help	86,823	145,845	140,718	12,116	14,598	2,482	20%
51981000 - Compensation Accrual	70,253	13,735	26,653	0	0	0	0%
Total Employee Compensation	17,060,816	18,221,733	19,505,281	20,108,764	20,004,029	(104,735)	(1%)
Compensation Related							
52411000 - F.I.C.A.	1,239,115	1,324,582	1,427,761	1,507,845	1,496,302	(11,542)	(1%)
52421000 - F.U.I.	19,611	21,115	22,179	18,845	17,964	(882)	(5%)
52431000 - S.U.I.	129,842	105,589	107,310	119,230	114,559	(4,672)	(4%)
52441000 - Union Medical	1,035,574	1,020,322	1,054,057	1,176,433	828,953	(347,480)	(30%)
52451000 - Workers' Compensation Insurance	832,327	1,014,989	1,493,118	963,326	1,114,264	150,938	16%
52461000 - Non Union Medical & Life Insurance	1,266,880	1,303,778	1,228,122	1,309,773	1,424,264	114,491	9%
52471000 - Union Retirement Plan	252,742	268,703	288,952	377,756	270,579	(107,177)	(28%)
52481000 - Non-Union Retirement Plan	268,394	344,755	382,115	492,744	515,916	23,173	5%
52981000 - Compensation Related Accrual	14,265	1,275	3,686	0	0	0	0%
Total Compensation Related	5,058,749	5,405,108	6,007,299	5,965,952	5,782,802	(183,150)	(3%)
Materials and Supplies							
53001000 - Materials & Supplies	1,231,351	1,507,575	1,474,610	1,552,805	1,482,848	(69,956)	(5%)
53003000 - Materials Direct	0	38,488	23,036	0	0	0	0%
53003500 - Materials Direct - Grf	308,069	610,952	183,213	445,380	440,071	(5,309)	(1%)
53004000 - Freight	30,689	32,501	33,876	50,024	48,115	(1,909)	(4%)
Total Materials and Supplies	1,570,108	2,189,516	1,714,734	2,048,209	1,971,035	(77,174)	(4%)
Cost of Goods Sold							
53101000 - Cost Of Sales - Warehouse	43,616	20,820	78,505	12,235	55,040	42,805	350%
53101500 - Cost Of Sales - Pro Shop	204,387	223,256	150,881	208,000	207,000	(1,000)	0%
53102000 - Cost Of Sales - Alcohol	8,734	17,915	19,508	18,000	19,500	1,500	8%
53103400 - Cost Of Sales - Fuel & Oil	173,557	215,192	228,937	228,831	191,000	(37,831)	(17%)
53103500 - Earthquake Materials	1,274	199	162	0	0	0	0%
Total Cost of Goods Sold	431,568	477,381	499,613	467,066	472,540	5,474	1%
Community Events							
53201000 - Community Events	45,229	408,472	627,881	432,956	583,665	150,709	35%
Total Community Events	45,229	408,472	627,881	432,956	583,665	150,709	35%
Utilities and Telephone							
53301000 - Electricity	881,645	1,161,822	1,205,325	1,015,216	1,279,246	264,030	26%
53301500 - Sewer	75,868	94,167	114,049	125,568	133,928	8,360	7%
53302000 - Water	762,448	783,105	580,194	709,660	825,890	116,230	16%
53302500 - Trash	128,609	86,161	96,295	139,544	167,058	27,514	20%
53303500 - Gas	237,215	397,074	456,073	405,425	460,313	54,888	14%
53304000 - Telephone	308,599	281,881	377,362	303,338	361,488	58,150	19%
Total Utilities and Telephone	2,394,384	2,804,210	2,829,298	2,698,751	3,227,923	529,172	20%
Fuel and Oil							
53304500 - Fuel & Oil For Vehicles	489,252	723,392	574,186	627,894	660,000	32,106	5%

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**Golden Rain Foundation of Laguna Woods
Budget Comparison Report by Account
12/31/2025**

GOLDEN RAIN FOUNDATION

	<u>2021 Actuals</u>	<u>2022 Actuals</u>	<u>2023 Actuals</u>	<u>2024 Budget</u>	<u>2025 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Total Fuel and Oil	489,252	723,392	574,186	627,894	660,000	32,106	5%
Legal Fees							
53401500 - Legal Fees	737,723	92,364	233,489	248,350	231,680	(16,670)	(7%)
Total Legal Fees	737,723	92,364	233,489	248,350	231,680	(16,670)	(7%)
Professional Fees							
53402000 - Audit & Tax Preparation Fees	139,399	145,134	164,530	145,000	164,000	19,000	13%
53402500 - Payroll System Fees	151,928	179,526	164,569	176,832	178,500	1,668	1%
53403500 - Consulting Fees	117,540	295,977	313,029	427,625	518,220	90,595	21%
53404500 - Fees	8,000	9,000	10,000	10,000	10,000	0	0%
Total Professional Fees	416,867	629,637	652,128	759,457	870,720	111,263	15%
Equipment Rental							
53501500 - Equipment Rental/Lease Fees	258,816	272,854	277,566	328,042	242,601	(85,441)	(26%)
Total Equipment Rental	258,816	272,854	277,566	328,042	242,601	(85,441)	(26%)
Outside Services							
53601000 - Bank Fees	91,842	47,218	6,003	0	7,000	7,000	0%
53601500 - Credit Card Transaction Fees	224,525	285,088	318,594	272,032	306,118	34,086	13%
53602000 - Merchant Account Fees	7,464	15,555	20,353	17,627	20,586	2,959	17%
53602500 - Licensing Fees	5,900	6,488	5,900	6,000	6,000	0	0%
53603000 - Permit Fees	0	103	0	1,800	1,000	(800)	(44%)
54603500 - Outside Services CC	37,140	10,350	85,924	78,750	0	(78,750)	(100%)
53704000 - Outside Services	2,463,042	2,522,144	2,965,588	2,840,578	4,357,078	1,516,500	53%
Total Outside Services	2,829,913	2,886,946	3,402,362	3,216,787	4,697,782	1,480,995	46%
Repairs and Maintenance							
53701000 - Equipment Repair & Maint	653,177	894,622	520,241	659,286	866,023	206,737	31%
53702000 - Street Repair & Maint	6,218	0	3,293	5,000	0	(5,000)	(100%)
53702500 - Building Repair & Maint	226,648	285,332	236,816	365,430	219,568	(145,862)	(40%)
53703000 - Elevator /Lift Maintenance	464	10,700	10,888	12,049	13,892	1,843	15%
53703500 - Water Softener	0	1,532	2,140	4,232	3,114	(1,118)	(26%)
Total Repairs and Maintenance	886,508	1,192,186	773,378	1,045,997	1,102,597	56,600	5%
Other Operating Expense							
53604000 - Pest Control Fees	15,510	11,396	12,906	20,595	15,019	(5,576)	(27%)
53801000 - Mileage & Meal Allowance	3,811	4,200	7,690	11,469	6,507	(4,961)	(43%)
53801500 - Travel & Lodging	5	2,502	3,087	3,527	3,527	0	0%
53802000 - Uniforms	106,246	103,302	102,138	125,826	118,856	(6,969)	(6%)
53802500 - Dues & Memberships	14,355	11,915	11,000	20,811	18,426	(2,385)	(11%)
53803000 - Subscriptions & Books	14,978	19,093	14,244	26,554	22,716	(3,838)	(14%)
53803500 - Training & Education	34,516	36,736	56,600	161,054	98,898	(62,156)	(39%)
53804000 - Staff Support	64,087	97,248	120,188	150,050	177,830	27,780	19%
53901000 - Benefit Administrative Fees	4,088	3,019	6,221	4,000	6,500	2,500	63%
53901500 - Volunteer Support	277	12,910	17,093	24,600	22,600	(2,000)	(8%)
53902000 - Physical Examinations	48,677	46,411	33,296	50,000	35,000	(15,000)	(30%)
53902500 - Recruiting Fees	65,357	127,491	53,832	90,000	55,000	(35,000)	(39%)
53903000 - Safety	75,266	78,750	81,579	100,366	244,390	144,024	143%
54001000 - Board Relations	10,682	13,930	21,285	16,500	16,500	0	0%
54001020 - Board Relations - Third	0	0	175	0	0	0	0%
54001500 - Public Relations	6,059	14,483	5,402	10,000	0	(10,000)	(100%)
54002000 - Postage	35,879	31,131	47,098	44,837	36,164	(8,673)	(19%)
54002500 - Filing Fees / Permits	148,093	120,103	156,634	174,378	165,769	(8,609)	(5%)
54502500 - Cable Promotions	0	0	2,914	2,000	1,500	(500)	(25%)
Total Other Operating Expense	647,885	734,620	753,382	1,036,566	1,045,203	8,637	1%
Income, Property, and Sales Tax							
54301000 - State & Federal Income Taxes	(548,927)	2,224	0	1,000	0	(1,000)	(100%)
54301500 - State & Local Taxes	40,471	29,925	26,656	33,713	32,214	(1,499)	(4%)
54302000 - Property Taxes	3,151	3,151	3,151	3,179	3,143	(36)	(1%)
Total Income, Property, and Sales Tax	(505,305)	35,299	29,807	37,892	35,357	(2,535)	(7%)
Insurance							
54401000 - Hazard & Liability Insurance	2,261,770	2,404,137	2,600,314	2,931,112	3,340,456	409,344	14%
54401500 - D&O Liability	63,781	72,306	79,047	91,636	91,636	0	0%
54402000 - Property Insurance	326,200	284,697	211,413	231,981	239,596	7,615	3%
54402500 - Auto Liability Insurance	895	6,487	956	7,500	7,500	0	0%
54403000 - General Liability Insurance	2,785	8,721	6,502	8,267	7,000	(1,267)	(15%)
54403500 - Property Damage	2,892	7,326	782	7,500	5,000	(2,500)	(33%)
Total Insurance	2,658,323	2,783,673	2,899,015	3,277,996	3,691,188	413,192	13%
Cable Programming/Copyright/Franchise							
54501000 - Cable - Programming Fees	3,751,938	3,978,729	4,222,921	4,850,000	4,855,000	5,000	0%
54502000 - Cable - City of Laguna Woods Franchise Fees	214,570	217,684	253,199	293,360	270,000	(23,360)	(8%)

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Golden Rain Foundation of Laguna Woods
Budget Comparison Report by Account
12/31/2025

GOLDEN RAIN FOUNDATION

	<u>2021 Actuals</u>	<u>2022 Actuals</u>	<u>2023 Actuals</u>	<u>2024 Budget</u>	<u>2025 Budget</u>	Assessment Increase/ (Decrease)	VAR %
Total Cable Programming/Copyright/Franchise	3,966,508	4,196,412	4,476,120	5,143,360	5,125,000	(18,360)	0%
Cost Allocations							
48501000 - Allocated To Grf Departments	(6,748,979)	(7,571,854)	(7,177,286)	(7,220,574)	(7,591,974)	(371,400)	(5%)
54602500 - Allocated Expenses	3,973,664	4,583,372	4,396,558	4,133,475	4,383,576	250,101	6%
Total Cost Allocations	(2,775,316)	(2,988,483)	(2,780,727)	(3,087,099)	(3,208,398)	(121,299)	(4%)
Uncollectible Accounts							
54602000 - Bad Debt Expense	12,184	4,144	1,177	13,000	10,600	(2,400)	(18%)
Total Uncollectible Accounts	12,184	4,144	1,177	13,000	10,600	(2,400)	(18%)
(Gain)/Loss on Sale or Trade							
54101000 - (Gain)/Loss - Warehouse Sales	(180,899)	17,743	(34,769)	(810)	(30,900)	(30,090)	(3715%)
Total (Gain)/Loss on Sale or Trade	(180,899)	17,743	(34,769)	(810)	(30,900)	(30,090)	(3715%)
Total Expenses	36,003,316	40,087,209	42,441,219	44,369,131	46,515,424	2,146,293	5%
Excess of Revenues Over Expenses	<u>(\$27,554,271)</u>	<u>(\$30,317,672)</u>	<u>(\$32,325,987)</u>	<u>(\$33,045,337)</u>	<u>(\$34,567,329)</u>	<u>\$1,521,992</u>	<u>5%</u>

Laguna Woods Village Summary of Department Allocations*

	2025 Plan	GRF	United	Third
OFFICE OF THE CEO	\$1,951,571	\$1,066,150	\$434,414	\$451,008
100 - OFFICE OF THE CEO	1,745,000	705,685	519,280	520,036
010 - MEDIA AND COMMUNICATIONS	385,164	385,164	0	0
240 - COMMUNITY SERVICES	(178,593)	(24,699)	(84,866)	(69,028)
DEPARTMENT OF INFORMATION SERVICES	\$3,764,171	\$2,471,142	\$792,115	\$500,915
360 - INFORMATION SERVICES	2,028,707	2,028,707	0	0
200 - RESIDENT SERVICES ADMIN	301,650	82,963	133,963	84,724
950 - PROPERTY SERVICES	1,433,815	359,472	658,152	416,191
DEPARTMENT OF GENERAL SERVICES	\$10,757,767	\$7,679,194	\$1,375,238	\$1,703,334
902 - GENERAL SERVICES ADMIN	33,355	33,355	0	0
020 - CABLE TV NETWORK	4,707,174	4,707,174	0	0
030 - TV STUDIO	502,907	502,907	0	0
040 - MEDIA SERVICES	(231,125)	(231,125)	0	0
050 - INTERNET SERVICE	(2,644,200)	(2,644,200)	0	0
320 - COMMUNITY CENTER FACILITY	1,067,854	1,067,854	0	0
935 - JANITORIAL	1,413,577	900	519,637	893,040
936 - STREETS & SIDEWALKS	2,164,524	498,629	855,601	810,294
940 - SERVICE CENTER	159,788	159,788	0	0
945 - GRF JANITORIAL	1,518,385	1,518,385	0	0
960 - FLEET MAINTENANCE	313,016	313,016	0	0
970 - TRANSPORTATION	1,752,511	1,752,511	0	0
DEPARTMENT OF FINANCIAL SERVICES	\$3,853,267	\$1,906,771	\$1,034,051	\$912,445
300 - FINANCIAL SERVICES	2,782,673	1,179,145	870,829	732,700
241 - MAIL AND COPY SERVICE	298,625	120,428	91,391	86,806
311 - WAREHOUSE	231,993	195,466	21,830	14,697
370 - PURCHASING	539,976	411,732	50,002	78,242
DEPARTMENT OF SECURITY SERVICES	\$7,801,459	\$6,784,634	\$528,858	\$487,966
400 - SECURITY SERVICES	6,435,823	6,055,934	197,593	182,296
210 - COMPLIANCE	740,981	104,046	331,265	305,671
220 - SOCIAL SERVICES	624,654	624,654	0	0
DEPARTMENT OF LANDSCAPE SERVICES	\$18,999,745	\$1,352,015	\$6,638,439	\$11,009,290
500 - LANDSCAPE ADMIN	1,061,849	81,345	384,632	595,872
510 - IMPROVEMENT/ RESTORATION	2,763,882	0	220,827	2,543,055
511 - NURSERY/COMPOSTING	495,168	36,197	199,404	259,567
520 - GRF GROUNDS MAINTENANCE	669,047	669,047	0	0
530 - GROUNDS MAINTENANCE	7,835,110	19,645	3,160,566	4,654,899
540 - IRRIGATION	2,290,847	114,086	987,960	1,188,800
550 - SMALL EQUIPMENT REPAIR	494,239	35,338	217,465	241,436
560 - PEST CONTROL	878,315	78,961	358,528	440,826
570 - TREE MAINTENANCE	2,511,288	317,396	1,109,057	1,084,835

*Includes operating, reserves, and restricted funds.

Laguna Woods Village Summary of Department Allocations*

	2025 Plan	GRF	United	Third
DEPARTMENT OF RECREATION SERVICES	\$8,759,973	\$8,759,973	\$0	\$0
600 - RECREATION ADMIN	537,813	537,813	0	0
521 - GARDEN CENTERS	247,080	247,080	0	0
580 - GOLF MAINT - 27 HOLE	696,691	696,691	0	0
581 - GOLF MAINTENANCE - 9 HOLE	143,331	143,331	0	0
602 - BAR SERVICES	22,740	22,740	0	0
603 - LIBRARY	42,403	42,403	0	0
611 - CLUBHOUSE 1	678,370	678,370	0	0
612 - CLUBHOUSE 2	462,877	462,877	0	0
613 - PERFORMING ARTS CENTER	800,408	800,408	0	0
614 - CLUBHOUSE 4	575,711	575,711	0	0
615 - CLUBHOUSE 5	574,041	574,041	0	0
616 - CLUBHOUSE 6	274,431	274,431	0	0
617 - CLUBHOUSE 7	322,242	322,242	0	0
620 - EQUESTRIAN	642,170	642,170	0	0
670 - GOLF OPERATIONS - 27 HOLE	648,431	648,431	0	0
672 - VILLAGE GREENS CAFÉ	(12,244)	(12,244)	0	0
680 - GOLF OPERATIONS - 9 HOLE	71,246	71,246	0	0
690 - AQUATICS	1,315,295	1,315,295	0	0
691 - FITNESS	716,936	716,936	0	0
DEPARTMENT OF HUMAN RESOURCE SERVICES	\$20,478,011	\$3,968,751	\$7,055,404	\$9,453,856
700 - HUMAN RESOURCE SERVICES	504,691	344,707	79,992	79,992
350 - INSURANCE	19,973,320	3,624,044	6,975,412	9,373,864
DEPARTMENT OF MAINTENANCE & CONSTRUCTION	\$43,980,757	\$2,083,801	\$23,265,833	\$18,631,124
900 - MAINTENANCE OPERATIONS	1,480,616	335,448	558,573	586,595
904 - MAINTENANCE SERVICES	5,776,015	117,413	2,763,273	2,895,329
909 - DAMAGE RESTORATION	6,067,365	118,782	3,005,819	2,942,764
910 - BUILDING MAINTENANCE	5,013,205	235,235	2,236,232	2,541,739
911 - APPLIANCE	1,450,886	10,296	1,189,584	251,006
912 - CARPENTRY	5,141,444	311,744	2,278,052	2,551,649
913 - ELECTRICAL	1,320,821	85,309	1,074,662	160,851
914 - PLUMBING	4,730,284	93,130	3,551,225	1,085,930
917 - INTERIOR COMPONENTS	1,430,787	79,895	1,300,514	50,378
920 - CONSTRUCTION/PROJECT MANAGEMENT	7,259,027	367,189	3,261,752	3,630,086
925 - MANOR ALTERATIONS AND PERMITS	389,004	5,100	232,458	151,446
926 - FACILITIES MANAGEMENT	133,856	118,140	0	15,716
932 - PAINT	3,787,446	206,122	1,813,689	1,767,635
NON WORK CENTER	\$18,856,862	(\$7,285,856)	\$19,659,386	\$6,483,332
TOTAL	\$139,203,582	\$28,786,575	\$60,783,737	\$49,633,271

*Includes operating, reserves, and restricted funds.

**Laguna Woods Village
Department Staffing Report
Full Time Equivalents**

	2021 Funded	2022 Funded	2023 Funded	2024 Funded	2025 Funded	2024 PLAN** Funded	2025 PLAN** Version 4 Funded	Variance to 2024 Plan Inc/(Dec) Total	Inc/(Dec) Total %	GRF	United	Third
ALL DEPARTMENTS	727.86	734.19	735.97	697.28	681.36	\$57,126,541	\$58,061,633	\$935,092	1.6%	\$25,939,172	\$16,833,734	\$15,288,727
Office of the CEO	17.06	19.50	18.50	22.50	21.55	\$2,399,142	\$2,387,454	(\$11,689)	-0.5%	\$870,625	\$744,581	\$772,248
100 Office of the CEO	7.00	9.00	7.50	7.50	7.50	1,114,480	1,181,380	66,899	6.0%	393,872	393,754	393,754
010 Media and Communications*	-	-	-	4.00	3.05	415,757	338,764	(76,993)	-18.5%	338,764	-	-
240 Community Services	10.06	10.50	11.00	11.00	11.00	868,905	867,310	(1,595)	-0.2%	137,989	350,827	378,494
Department of Media and Communications	12.33	23.35	23.15	-	-	\$0	\$0	\$0	0.0%	\$0	\$0	\$0
010 Media and Communications*	3.83	3.50	4.30	-	-	-	-	-	0.0%	-	-	-
020 Cable TV Network*	-	11.10	10.10	-	-	-	-	-	0.0%	-	-	-
030 TV Studio*	6.50	6.50	6.50	-	-	-	-	-	0.0%	-	-	-
040 Media Services*	2.00	2.25	2.25	-	-	-	-	-	0.0%	-	-	-
Department of Information Services	47.50	36.00	38.00	34.00	34.00	\$2,830,820	\$2,944,777	\$113,957	4.0%	\$1,872,668	\$656,775	\$415,333
360 Information Systems	10.30	11.00	11.00	11.00	11.00	1,325,151	1,377,712	52,561	4.0%	1,377,712	-	-
020 Cable TV Network*	11.70	-	-	-	-	-	-	-	0.0%	-	-	-
050 Internet Service*	1.00	-	-	-	-	-	-	-	0.0%	-	-	-
200 Resident Services Admin	4.50	5.00	4.00	4.00	4.00	376,013	404,191	28,178	7.5%	182,492	135,808	85,891
950 Property Services	20.00	20.00	23.00	19.00	19.00	1,129,656	1,162,874	33,218	2.9%	312,464	520,967	329,442
Department of General Services	86.00	87.00	87.00	95.10	94.10	\$7,533,415	\$7,805,204	\$271,789	3.6%	\$5,720,403	\$922,697	\$1,162,103
902 General Services Admin	4.00	4.00	4.00	4.50	6.00	492,231	630,927	138,696	28.2%	630,927	-	-
020 Cable TV Network*	-	-	-	8.60	8.60	839,517	887,958	48,441	5.8%	887,958	-	-
030 TV Studio*	-	-	-	5.75	5.75	505,854	517,776	11,922	2.4%	517,776	-	-
040 Media Services*	-	-	-	2.25	2.25	325,531	308,249	(17,281)	-5.3%	308,249	-	-
935 Janitorial	18.00	18.00	18.00	18.00	17.00	1,206,822	1,183,642	(23,180)	-1.9%	-	443,392	740,250
936 Streets and Sidewalks	16.00	17.00	17.00	15.00	14.00	1,251,401	1,238,195	(13,206)	-1.1%	337,037	479,305	421,853
945 GRF Janitorial	17.00	17.00	17.00	14.00	14.00	950,047	985,538	35,491	3.7%	985,538	-	-
960 Fleet Maintenance	12.00	12.00	12.00	12.00	12.00	1,112,944	1,164,579	51,635	4.6%	1,164,579	-	-
970 Transportation	19.00	19.00	19.00	15.00	14.50	849,068	888,339	39,271	4.6%	888,339	-	-
Department of Financial Services	31.00	31.00	30.50	30.50	30.50	\$2,987,593	\$3,108,389	\$120,796	4.0%	\$1,615,783	\$794,573	\$698,030
3300 Financial Services	20.00	20.00	19.50	19.50	19.50	2,002,670	2,091,750	89,080	4.4%	815,573	694,879	581,297
241 Mail and Copy Service	3.00	3.00	3.00	3.00	3.00	212,030	197,111	(14,920)	-7.0%	145,783	26,689	24,639
311 Warehouse	3.00	3.00	3.00	3.00	3.00	268,503	285,387	16,884	6.3%	247,145	23,544	14,697
370 Purchasing	5.00	5.00	5.00	5.00	5.00	504,390	534,141	29,751	5.9%	407,282	49,461	77,397

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*Prior to 2024 work center was part of Media and Communications department.

**Includes Operating, Reserves, and Restricted Expenditures.

**Laguna Woods Village
Department Staffing Report
Full Time Equivalents**

	2021		2022		2023		2024		2025		
	Funded	Funded	Funded	Funded	Funded	Funded	Funded	Funded	GRF	United	Third
ALL DEPARTMENTS	727.86	734.19	735.97	697.28	681.36				\$25,939,172	\$16,833,734	\$15,288,727
Department of Security Services	118.68	117.55	118.03	107.96	107.96				\$6,096,583	\$511,867	\$470,258
400 Security Services	107.68	105.55	104.03	94.96	93.96				5,369,611	177,008	163,304
210 Compliance	6.00	7.00	8.00	7.00	8.00				102,318	334,859	306,954
220 Social Services	5.00	5.00	6.00	6.00	6.00				624,654	-	-
Department of Landscape Services	145.50	146.50	147.50	146.50	143.50				\$1,891,658	\$4,705,773	\$5,495,837
500 Landscape Admin	11.00	11.00	12.00	12.00	13.00				753,357	304,980	340,654
510 Improvement/Restoration	5.00	5.00	5.00	5.00	5.00				-	192,752	192,752
511 Nursery/Composting	5.00	5.00	5.00	4.00	4.00				27,270	150,342	145,494
520 GRF Grounds Maintenance	8.00	8.00	8.00	8.00	8.00				785,303	-	-
530 Grounds Maintenance	82.50	82.50	81.50	83.50	80.50				16,659	2,633,329	3,299,692
540 Irrigation	17.00	17.00	17.00	16.00	14.00				70,622	654,959	667,357
550 Small Equipment Repair	4.00	4.00	4.00	4.00	4.00				25,467	156,720	173,994
560 Pest Control	5.00	6.00	7.00	6.00	7.00				60,639	275,339	338,542
570 Tree Maintenance	8.00	8.00	8.00	8.00	8.00				152,341	337,352	337,352
Department of Recreation Services	82.29	84.79	84.79	82.22	72.25				\$4,953,255	\$0	\$0
600 Recreation Admin	15.00	12.60	5.00	5.00	6.00				693,544	-	-
521 Garden Centers	2.00	2.00	2.00	2.00	1.00				77,759	-	-
580 Golf Maintenance 27-Hole	18.64	17.64	17.64	16.64	-				-	-	-
581 Golf Maintenance 9-Hole	2.00	2.00	2.00	2.00	-				-	-	-
602 Bar Services	0.60	0.60	0.60	0.60	0.85				-	-	-
611 Clubhouse 1	2.66	3.00	4.40	3.50	6.00				42,710	-	-
612 Clubhouse 2	2.36	2.70	4.00	3.95	3.95				355,457	-	-
613 Performing Arts Center	4.53	6.75	7.50	5.50	8.50				247,195	-	-
614 Clubhouse 4	2.66	2.83	3.33	4.00	4.10				623,405	-	-
615 Clubhouse 5	3.19	3.70	4.20	3.20	4.70				286,035	-	-
616 Clubhouse 6	0.20	0.20	1.80	1.80	2.70				281,769	-	-
617 Clubhouse 7	1.13	1.30	3.00	2.95	2.95				155,763	-	-
620 Equestrian	4.50	5.33	5.58	7.40	7.50				182,038	-	-
670 Golf Operations 27-Hole	12.28	12.28	12.64	14.05	14.05				518,159	-	-
680 Golf Operations 9-Hole	1.96	1.96	2.10	1.10	1.10				792,985	-	-
690 Aquatics	1.00	1.00	1.00	1.00	1.00				45,798	-	-
691 Fitness	7.58	8.90	8.00	7.53	7.85				108,287	-	-
									542,351	-	-

**Laguna Woods Village
Department Staffing Report
Full Time Equivalents**

	2021				2022				2023				2024				2025			
	Funded	Funded	Funded	Funded	Funded	Funded	Funded	Funded	Funded	Funded	Funded	Funded	Funded	Funded	Funded	Funded	GRF	United	Third	
ALL DEPARTMENTS	727.86	734.19	735.97	735.97	697.28	681.36											\$25,939,172	\$16,833,734	\$15,288,727	
Department of Human Resource Services	8.40	9.40	9.40	9.40	9.40	8.40											\$933,612	\$0	\$0	
700 Human Resource Services	8.40	9.40	9.40	9.40	9.40	8.40											933,612	-	-	
Department of Maintenance & Construction	179.10	179.10	179.10	179.10	169.10	169.10											\$1,984,583	\$8,497,466	\$6,274,917	
900 Maintenance Operations	6.00	7.00	7.00	7.00	7.00	7.00											220,944	347,158	352,498	
904 Maintenance Services	7.00	8.00	8.00	8.00	7.00	8.00											193,879	302,182	225,482	
909 Damage Restoration	8.00	10.00	10.00	10.00	9.00	10.00											14,938	457,467	461,202	
910 Building Maintenance	10.00	10.00	10.00	10.00	9.00	10.00											308,991	343,324	328,610	
911 Appliance	5.00	5.00	5.00	5.00	5.00	5.00											2,442	386,630	99,344	
912 Carpentry	37.80	36.80	37.80	37.80	34.80	38.80											241,017	1,705,247	1,910,014	
913 Electrical	10.00	9.00	9.00	9.00	9.00	6.00											55,265	490,059	86,277	
914 Plumbing	23.80	23.80	23.80	23.80	22.80	23.80											66,871	1,718,788	637,216	
917 Interior Components	7.00	7.00	7.00	7.00	7.00	6.00											59,077	533,344	18,511	
920 Construction/Project Management	8.00	7.00	7.00	7.00	7.00	6.00											238,912	217,925	209,398	
925 Manor Alterations and Permits	12.00	16.00	16.00	16.00	15.00	13.00											-	589,975	569,339	
926 Facilities Management	5.00	5.00	5.00	5.00	5.00	4.00											420,134	-	12,994	
932 Paint	39.50	34.50	33.50	33.50	31.50	31.50											162,113	1,405,367	1,364,032	

****Includes Operating, Reserves, and Restricted Expenditures.**

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STAFF REPORT

DATE: September 3, 2024
FOR: Board of Directors
SUBJECT: 2025 Reserve Funding Plan

RECOMMENDATION

Staff recommends the Board approve the 2025 Reserves Funding Plan Resolution (Attachment 7).

BACKGROUND

Reserves provide the funding necessary to maintain, repair, replace, or restore major common-area components. Civil Code § 5570 requires specific reserve funding disclosure statements for associations. GRF contracts with a vendor to conduct a reserve study and provide required disclosures.

DISCUSSION

As part of the reserve study, assessments and other contributions to replacement reserves were projected to ensure balances will be sufficient at the end of each year to meet the association's obligations for repair and/or replacement of major components during the next 30 years. A reserve study was conducted and the attached reserve funding plan meets the requirements.

FINANCIAL ANALYSIS

To adequately plan for future expenditures, the GRF should adopt the attached 30-Year Funding Plan that projects contributions and disbursements to the Reserve Fund over the next 30 years. For 2025, the GRF reserve contribution is budgeted to remain at \$17.00 per manor per month. Additionally, contributions to the reserve funds are supplemented by the Transfer Fee of \$7,500 per eligible transfer.

Prepared By: Jose Campos, Assistant Director of Financial Services

Reviewed By: Steve Hormuth, Director of Financial Services

ATTACHMENTS

Attachment 7: GRF 2025 Reserves Funding Plan Resolution
Attachment 8: Contracted Reserve Study August 29, 2024

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RESOLUTION 90-24-XX

2025 RESERVES FUNDING PLAN RESOLUTION

WHEREAS, Civil Code § 5570 requires specific reserve funding disclosure statements for associations; and

WHEREAS, planned assessments or other contributions to replacement reserves must be projected to ensure balances will be sufficient at the end of each year to meet the association's obligations for repair and/or replacement of major components during the next 30 years;

NOW THEREFORE BE IT RESOLVED, September 3, 2024, that pursuant to Civil Code § 5570 the Board hereby adopts the 30-Year Reserve Funding Plans (attached) prepared by a Reserve Specialist for fiscal year 2025; 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.

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**Contracted Reserve Study August 29, 2024
Combination of Equipment and Facilities**

Year	Starting Reserve Balance	Fully Funded Balance	Avg. Percent Funded		Special Assmt Risk	Reserve Funding	Interest Income	Reserve Expenses	Ending Balance
2025	\$44,690,380	\$51,744,087	86%		Low	\$8,700,000	\$1,145,970	\$7,448,900	\$47,087,450
2026	\$47,087,450	\$63,635,573	74%		Low	\$9,004,500	\$1,035,037	\$21,320,949	\$35,806,038
2027	\$35,806,038	\$57,892,341	62%		Medium	\$9,319,658	\$842,881	\$14,270,378	\$31,698,199
2028	\$31,698,200	\$57,178,551	55%		Medium	\$9,645,846	\$698,096	\$17,831,556	\$24,210,586
2029	\$24,210,585	\$51,154,373	47%		Medium	\$9,983,450	\$642,701	\$7,575,068	\$27,261,668
2030	\$27,261,667	\$55,730,444	49%		Medium	\$10,332,870	\$692,150	\$10,115,825	\$28,170,862
2031	\$28,170,863	\$58,230,939	48%		Medium	\$10,694,522	\$716,405	\$10,377,568	\$29,204,222
2032	\$29,204,221	\$60,874,289	48%		Medium	\$11,068,830	\$765,608	\$8,927,286	\$32,111,373
2033	\$32,111,373	\$65,438,290	49%		Medium	\$11,456,238	\$765,868	\$15,108,450	\$29,225,029
2034	\$29,225,030	\$64,130,600	46%		Medium	\$11,857,206	\$725,130	\$12,958,616	\$28,848,750
2035	\$28,848,749	\$65,366,733	44%		Medium	\$12,272,210	\$710,554	\$13,773,799	\$28,057,714
2036	\$28,057,714	\$66,180,098	42%		Medium	\$12,701,736	\$652,223	\$17,234,542	\$24,177,131
2037	\$24,177,131	\$63,844,482	38%		Medium	\$13,146,298	\$662,693	\$9,089,796	\$28,896,326
2038	\$28,896,325	\$70,230,801	41%		Medium	\$13,606,418	\$694,090	\$16,505,291	\$26,691,542
2039	\$26,691,542	\$69,585,755	38%		Medium	\$14,082,642	\$687,640	\$13,082,086	\$28,379,738
2040	\$28,379,738	\$72,874,713	39%		Medium	\$14,575,534	\$737,248	\$13,027,958	\$30,664,562
2041	\$30,664,563	\$76,758,369	40%		Medium	\$15,085,678	\$790,691	\$13,881,032	\$32,659,900
2042	\$32,659,901	\$80,174,683	41%		Medium	\$15,613,678	\$861,919	\$12,766,430	\$36,369,068
2043	\$36,369,068	\$85,449,131	43%		Medium	\$16,160,156	\$946,404	\$14,049,584	\$39,426,044
2044	\$39,426,045	\$90,024,648	44%		Medium	\$16,725,762	\$990,960	\$17,205,314	\$39,937,453
2045	\$39,937,452	\$91,981,523	43%		Medium	\$17,311,164	\$969,732	\$20,492,409	\$37,725,939
2046	\$37,725,938	\$91,120,723	41%		Medium	\$17,917,054	\$878,575	\$23,884,694	\$32,636,873
2047	\$32,636,872	\$87,264,655	37%		Medium	\$18,544,150	\$815,013	\$19,360,596	\$32,635,439
2048	\$32,635,440	\$88,493,071	37%		Medium	\$19,193,196	\$814,763	\$20,026,476	\$32,616,923
2049	\$32,616,924	\$89,629,041	36%		Medium	\$19,864,958	\$910,433	\$13,094,955	\$40,297,360
2050	\$40,297,360	\$98,511,810	41%		Medium	\$20,560,232	\$1,030,145	\$19,683,397	\$42,204,340
2051	\$42,204,339	\$101,465,418	42%		Medium	\$21,279,840	\$1,040,212	\$23,420,797	\$41,103,594
2052	\$41,103,594	\$101,266,276	41%		Medium	\$22,024,634	\$1,123,511	\$15,376,206	\$48,875,533
2053	\$48,875,532	\$109,973,497	44%		Medium	\$22,795,496	\$1,282,111	\$19,147,667	\$53,805,472
2054	\$53,805,472	\$115,702,535	47%		Medium	\$23,593,338	\$1,383,386	\$21,795,757	\$56,986,439



30-Year Reserve Plan Summary (Alternate Funding Plan) Equipment

Report # 43604-2
No-Site-Visit

Fiscal Year Start: 2025

Interest:

2.50 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2025	\$10,900,339	\$17,357,174	62.8 %	Medium	\$4,350,000	\$0	\$289,402	\$3,262,600
2026	\$12,277,141	\$19,599,842	62.6 %	Medium	\$4,502,250	\$0	\$271,118	\$7,614,533
2027	\$9,435,976	\$17,579,773	53.7 %	Medium	\$4,659,829	\$0	\$233,669	\$5,051,475
2028	\$9,277,999	\$18,246,926	50.8 %	Medium	\$4,822,923	\$0	\$235,820	\$4,728,503
2029	\$9,608,239	\$19,230,074	50.0 %	Medium	\$4,991,725	\$0	\$253,469	\$4,162,019
2030	\$10,691,413	\$20,883,361	51.2 %	Medium	\$5,166,435	\$0	\$277,995	\$4,563,366
2031	\$11,572,477	\$22,412,565	51.6 %	Medium	\$5,347,261	\$0	\$299,458	\$4,808,807
2032	\$12,410,389	\$23,902,930	51.9 %	Medium	\$5,534,415	\$0	\$322,243	\$4,869,809
2033	\$13,397,238	\$25,548,306	52.4 %	Medium	\$5,728,119	\$0	\$324,533	\$6,856,140
2034	\$12,593,751	\$25,375,449	49.6 %	Medium	\$5,928,603	\$0	\$308,487	\$6,718,669
2035	\$12,112,172	\$25,522,676	47.5 %	Medium	\$6,136,105	\$0	\$275,495	\$8,572,238
2036	\$9,951,534	\$23,954,329	41.5 %	Medium	\$6,350,868	\$0	\$251,926	\$6,329,755
2037	\$10,224,573	\$24,843,551	41.2 %	Medium	\$6,573,149	\$0	\$279,053	\$4,952,666
2038	\$12,124,109	\$27,378,558	44.3 %	Medium	\$6,803,209	\$0	\$314,738	\$6,159,618
2039	\$13,082,438	\$28,953,184	45.2 %	Medium	\$7,041,321	\$0	\$315,853	\$8,226,219
2040	\$12,213,393	\$28,659,379	42.6 %	Medium	\$7,287,767	\$0	\$311,654	\$7,066,629
2041	\$12,746,186	\$29,770,456	42.8 %	Medium	\$7,542,839	\$0	\$337,775	\$6,321,420
2042	\$14,305,380	\$31,749,655	45.1 %	Medium	\$7,806,839	\$0	\$383,896	\$6,056,199
2043	\$16,439,916	\$34,434,597	47.7 %	Medium	\$8,080,078	\$0	\$423,805	\$7,442,271
2044	\$17,501,528	\$35,995,468	48.6 %	Medium	\$8,362,881	\$0	\$437,244	\$8,785,416
2045	\$17,516,236	\$36,465,528	48.0 %	Medium	\$8,655,582	\$0	\$435,109	\$9,276,368
2046	\$17,330,559	\$36,697,184	47.2 %	Medium	\$8,958,527	\$0	\$411,533	\$11,072,566
2047	\$15,628,052	\$35,346,476	44.2 %	Medium	\$9,272,075	\$0	\$349,408	\$12,894,418
2048	\$12,355,117	\$32,347,333	38.2 %	Medium	\$9,596,598	\$0	\$315,701	\$9,338,814
2049	\$12,928,603	\$33,197,139	38.9 %	Medium	\$9,932,479	\$0	\$364,592	\$6,955,002
2050	\$16,270,672	\$36,812,717	44.2 %	Medium	\$10,280,116	\$0	\$421,326	\$9,499,889
2051	\$17,472,224	\$38,209,028	45.7 %	Medium	\$10,639,920	\$0	\$436,639	\$11,051,668
2052	\$17,497,116	\$38,351,201	45.6 %	Medium	\$11,012,317	\$0	\$476,205	\$8,344,716
2053	\$20,640,921	\$41,597,172	49.6 %	Medium	\$11,397,748	\$0	\$544,750	\$9,596,713
2054	\$22,986,706	\$43,971,682	52.3 %	Medium	\$11,796,669	\$0	\$582,203	\$11,725,092



30-Year Reserve Plan Summary (Alternate Funding Plan) Facilities

Report # 43604-2
No-Site-Visit

Fiscal Year Start: 2025

Interest:

2.50 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2025	\$33,790,041	\$34,386,913	98.3 %	Low	\$4,350,000	\$0	\$856,568	\$4,186,300
2026	\$34,810,309	\$44,035,731	79.1 %	Low	\$4,502,250	\$0	\$763,919	\$13,706,416
2027	\$26,370,062	\$40,312,568	65.4 %	Medium	\$4,659,829	\$0	\$609,212	\$9,218,903
2028	\$22,420,201	\$38,931,625	57.6 %	Medium	\$4,822,923	\$0	\$462,276	\$13,103,053
2029	\$14,602,346	\$31,924,299	45.7 %	Medium	\$4,991,725	\$0	\$389,232	\$3,413,049
2030	\$16,570,254	\$34,847,083	47.6 %	Medium	\$5,166,435	\$0	\$414,155	\$5,552,459
2031	\$16,598,386	\$35,818,374	46.3 %	Medium	\$5,347,261	\$0	\$416,947	\$5,568,761
2032	\$16,793,832	\$36,971,359	45.4 %	Medium	\$5,534,415	\$0	\$443,365	\$4,057,477
2033	\$18,714,135	\$39,889,984	46.9 %	Medium	\$5,728,119	\$0	\$441,335	\$8,252,310
2034	\$16,631,279	\$38,755,151	42.9 %	Medium	\$5,928,603	\$0	\$416,643	\$6,239,947
2035	\$16,736,577	\$39,844,057	42.0 %	Medium	\$6,136,105	\$0	\$435,059	\$5,201,561
2036	\$18,106,180	\$42,225,769	42.9 %	Medium	\$6,350,868	\$0	\$400,297	\$10,904,787
2037	\$13,952,558	\$39,000,931	35.8 %	Medium	\$6,573,149	\$0	\$383,640	\$4,137,130
2038	\$16,772,216	\$42,852,243	39.1 %	Medium	\$6,803,209	\$0	\$379,352	\$10,345,673
2039	\$13,609,104	\$40,632,571	33.5 %	Medium	\$7,041,321	\$0	\$371,787	\$4,855,867
2040	\$16,166,345	\$44,215,334	36.6 %	Medium	\$7,287,767	\$0	\$425,594	\$5,961,329
2041	\$17,918,377	\$46,987,913	38.1 %	Medium	\$7,542,839	\$0	\$452,916	\$7,559,612
2042	\$18,354,521	\$48,425,028	37.9 %	Medium	\$7,806,839	\$0	\$478,023	\$6,710,231
2043	\$19,929,152	\$51,014,534	39.1 %	Medium	\$8,080,078	\$0	\$522,599	\$6,607,313
2044	\$21,924,517	\$54,029,180	40.6 %	Medium	\$8,362,881	\$0	\$553,716	\$8,419,898
2045	\$22,421,216	\$55,515,995	40.4 %	Medium	\$8,655,582	\$0	\$534,623	\$11,216,041
2046	\$20,395,379	\$54,423,539	37.5 %	Medium	\$8,958,527	\$0	\$467,042	\$12,812,128
2047	\$17,008,820	\$51,918,179	32.8 %	Medium	\$9,272,075	\$0	\$465,605	\$6,466,178
2048	\$20,280,323	\$56,145,738	36.1 %	Medium	\$9,596,598	\$0	\$499,062	\$10,687,662
2049	\$19,688,321	\$56,431,902	34.9 %	Medium	\$9,932,479	\$0	\$545,841	\$6,139,953
2050	\$24,026,688	\$61,699,093	38.9 %	Medium	\$10,280,116	\$0	\$608,819	\$10,183,508
2051	\$24,732,115	\$63,256,390	39.1 %	Medium	\$10,639,920	\$0	\$603,573	\$12,369,129
2052	\$23,606,478	\$62,915,075	37.5 %	Medium	\$11,012,317	\$0	\$647,306	\$7,031,490
2053	\$28,234,611	\$68,376,325	41.3 %	Medium	\$11,397,748	\$0	\$737,361	\$9,550,954
2054	\$30,818,766	\$71,730,853	43.0 %	Medium	\$11,796,669	\$0	\$801,183	\$10,070,665

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STAFF REPORT

DATE: September 3, 2024
FOR: Board of Directors
SUBJECT: 2025 Capital Plan Proposals

RECOMMENDATION

Staff recommends the Board approve by resolution the 2025 Capital Reserve Expenditures Plan.

BACKGROUND

At its May and July meetings, the GRF Board of Directors reviewed the 2025 Capital Plan proposals and recommended changes to the Capital Plan. Based on the input received at those meetings and subsequent discussions, staff refined the Capital Plan accordingly. At its most recent meeting in August, the Board reviewed Version 3 of the Capital Plan and Version 4 contains all of the proposals from Version 3 and the following addition:

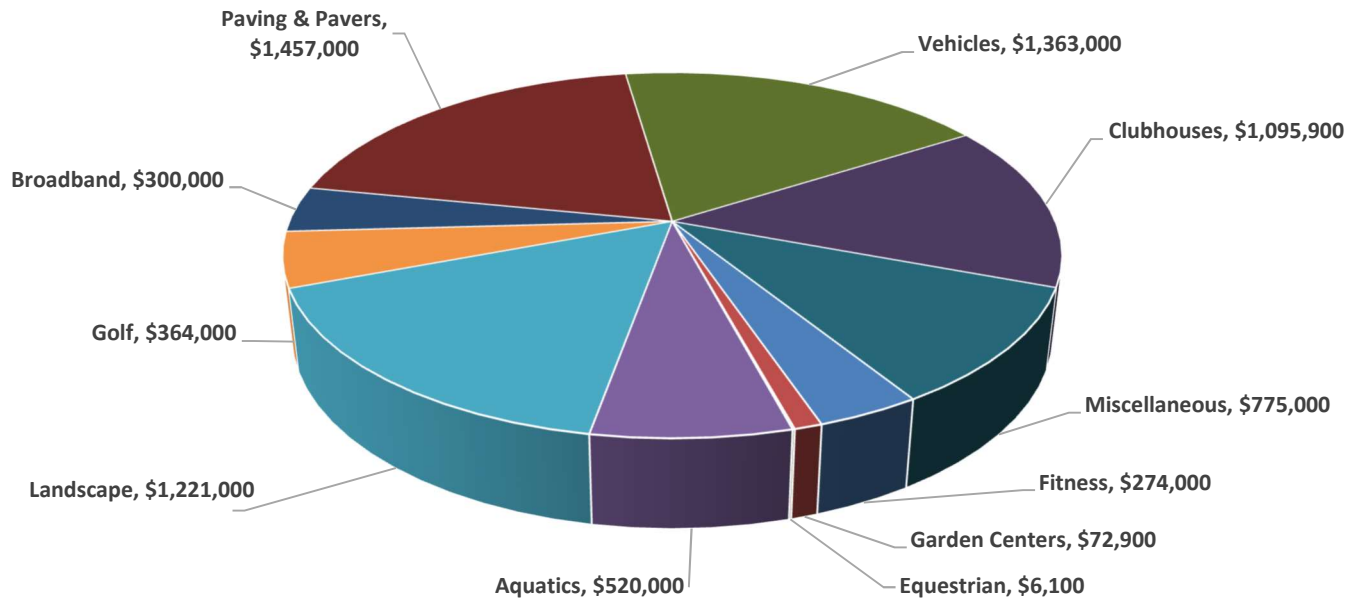
- Funding of \$317,400 is recommended for the tree maintenance crews, supplemented by contractors, to perform routine tree trimming on approximately 4,600 trees within GRF maintained facilities. The service level is on a six- year rotating cycle based upon the specific trimming needs of each tree species. All pruning is performed in accordance with International Society of Arboriculture pruning techniques. Prior to 2025, this item was funded out of the operating fund.

The Capital Plan of this corporation reflects the funding necessary to maintain, repair, replace and/or restore major common-area components over the next 30 years. Funding is provided from various reserve funds:

- The Equipment Reserve Fund is used for the purchase of new and replacement equipment, including but not limited to vehicles, machinery, office equipment, and furniture. This fund receives monies through assessments, investment earnings, and a transfer of operating surplus if directed by the board.
- The Facilities Reserve Fund is used for the acquisition, addition, replacement or improvement of Foundation and Trust facilities and their components. This fund receives monies through assessments, investment earnings, and a transfer of operating surplus if directed by the board.
- Trust Facilities Fee Fund accumulates fees charged at the time of title transfer, generating revenue to maintain and improve the recreational and other amenities available to all residents of Laguna Woods Village. These monies are transferred by the board, as needed, to fund projects included in this plan.

A narrower focus of the 2025 Capital Plan is provided below. This document details the proposed projects and budgetary estimates for upcoming equipment and facility needs. Annual funding is obtained as part of the business planning process.

A pie graph of proposed expenditures of \$7,448,900 is presented below:



FINANCIAL ANALYSIS

The proposed equipment and projects for 2025 total \$7,448,900, as summarized below. This report provides a brief description of each project recommended for the upcoming budget year, divided into the categories commensurate with the location of the projects.

	Equipment	Facilities	Total
Aquatics			\$520,000
CH 2 Pool Deck Pavers		\$300,000	\$300,000
CH 2 Pool Replastering		\$75,000	\$75,000
CH 6 Pool Replastering		\$45,000	\$45,000
Pool Chemical Distribution Upgrades		\$100,000	\$100,000

- Funding of \$300,000 is recommended for the replacement of the pool deck surface with pavers. The existing deck was built in 1965 and has been re-coated on a routine basis. Over time, the surface has worn out and is displaying several imperfections beyond spot repairs.
- Funding of \$75,000 is recommended for replastering the Clubhouse 2 pool. The plaster is over 10 years old and is displaying wear causing safety implications for users.
- Funding of \$45,000 is recommended for replastering the Clubhouse 6 pool. The plaster is over 10 years old and is displaying wear causing safety implications for users.
- Funding of \$100,000 is recommended for the replacement of aging equipment that is prone to malfunction. Currently, staff is manually adjusting the chemical levels of the pool and spa. Replacement of equipment will improve efficiency by lessening the frequency staff is required to handle pool chemicals.

	Equipment	Facilities	Total
Broadband			\$300,000
Broadband Infrastructure	\$175,000		\$175,000
Broadband Set Top Boxes	\$125,000		\$125,000

- Funding of \$175,000 is recommended for the replacement of the existing cable infrastructure that is nearly 25 years old displaying signs of deterioration of metal enclosures and underground conduits.
- Funding of \$125,000 is recommended for the purchase of set top boxes required for digital video services and replacement of failed units at the end of their useful lives.

	Equipment	Facilities	Total
Clubhouses			\$1,095,900
Camera Surveillance System CH 3, CH 4, Golf		\$130,000	\$130,000
CH 1 Billiard Tables	\$9,000		\$9,000
CH 1 Bocce Court Resurfacing		\$6,000	\$6,000
CH 1 Bocce Furniture	\$19,000		\$19,000
CH 1 Carpet Replacement-Archery & Shuffleboard		\$8,300	\$8,300
CH 1 Chairs/Tables/Carts MPRs Billiards	\$30,000		\$30,000
CH 1 Commercial Appliances	\$74,000		\$74,000
CH 1 Fitness Center HVAC		\$100,000	\$100,000
CH 2 Annex Building & Pool Area Roofs		\$182,000	\$182,000
CH 2 Annex Building Assessment / Renovation		\$50,000	\$50,000
CH 2 Commercial Appliances	\$40,000		\$40,000
CH 2 Outdoor Benches Lawn Bowling		\$21,000	\$21,000
CH 2 Tables	\$12,500		\$12,500
PAC Electric Panel Design/Upgrade		\$50,000	\$50,000
PAC Dedicated Music Room		\$25,000	\$25,000
CH 4 Lounge Beautification		\$15,000	\$15,000
CH 4 Workbench Chairs for the Ceramic Studio	\$10,000		\$10,000
CH 5 DMPS Video Switcher	\$10,500		\$10,500
CH 5 Wireless Handheld Microphones	\$18,500		\$18,500
CH 6 Audio Upgrades	\$6,100		\$6,100
CH 7 Carpet in Reception and Ballroom		\$16,000	\$16,000
CH 7 Ceiling Mounted Video Projector		\$20,000	\$20,000
CH 7 HVAC System		\$175,000	\$175,000
CH 7 Tables	\$18,000		\$18,000
Miscellaneous Recreation Equipment	\$50,000		\$50,000

- Funding of \$130,000 is recommended by Security for the purchase and installation of a camera surveillance system for Clubhouse 3, Clubhouse 4 and Golf Facilities. This will allow security staff to better conduct investigations.
- For Clubhouse 1:
 - Funding of \$9,000 is recommended for the replacement of two old billiards tables that are falling apart due to age. No annual operational costs will be

required, however, every 3 to 5 years resurfacing of a table may be required.

- Funding of \$6,000 is recommended to resurface the Bocce Courts to improve functionality. Resurfacing is expected every 5 years and last occurred in 2019.
- Funding of \$19,000 is recommended for the replacement of the outdoor bocce court furniture that is over 8 years old with signs of deterioration. Updating furniture is part of the ongoing beautification effort to enhance the facility's aesthetics.
- Funding of \$8,300 is recommended for the carpet replacement in the archery and shuffleboard rooms, specifically in the archery area. The carpet is worn due to high utilization and estimated to be at least 10 years old.
- Funding of \$30,000 is recommended for replacing tables, chairs, and carts that are damaged and outdated. This includes addressing broken and chipped equipment, some of which is over 10 years old. Replacing this equipment will enhance room aesthetics and maintain inventory compatibility with room capacities.
- Funding of \$74,000 is recommended for the replacement of all commercial appliances which includes the following: refrigerator, coffee maker, oven range, ice machine, warming oven and dishwasher. They have surpassed their useful life of 12 years.
- Funding of \$100,00 is recommended for the replacement of the Fitness Center HVAC system that is 20 years old and has surpassed its useful life of 15 years. The current HVAC lacks support for replacement parts. Installing a new system will ensure timely repairs, optimize staff efficiency, minimize service disruptions, and enhance comfort for residents using the facility.
- For Clubhouse 2:
 - Funding of \$182,000 is recommended for the replacement of the 2-piece clay tile roof system that has surpassed its useful life of 60 years.
 - Funding of \$50,000 is recommended for the initial assessment expenses associated for the Annex Building. It displays signs of age-related deterioration. The results of the assessment will require additional funding.
 - Funding of \$40,000 is recommended for the replacement of all commercial appliances which includes the following: refrigerator, dishwasher, ice machine, freezer and range oven. They have surpassed their useful life of 12 years.
 - Funding of \$21,000 is recommended for the replacement of Clubhouse 2 outdoor lawn bowling benches. These chairs have exceeded their useful lives and are approximately 20 years old.

- Funding of \$12,500 is recommended for the purchase and replacement of damaged tables. Proposed table replacements include 15 card tables and 20 eight-foot tables. Replacing the tables will improve the look of the rooms and keep the equipment inventory compatible with the room capacities.
- For Clubhouse 3:
 - Funding of \$50,000 is recommended for the design and replacement of the current electrical panel. The current panel is overloaded and malfunctions.
 - Funding of \$25,000 is recommended for providing a dedicated music room by consolidating the billiards room at Clubhouse 1 and PAC into one location at Clubhouse 1. The existing PAC billiards room is proposed to be a dedicated space for music groups and will be updated with proper sound proofing.
- For Clubhouse 4:
 - Funding of \$15,000 is recommended for upgrades to the facility lounge which includes painting, replacing and repairing cabinets, water damage repairs and resurfacing of the floor. Implementing this proposal would significantly impact the aesthetic and operational standards and will ensure easier maintenance.
 - Funding of \$10,000 is recommended for the replacement of work bench chairs in the ceramic studio. These chairs have exceeded their useful lives and wear and tear have decreased functionality.
- For Clubhouse 5:
 - Funding of \$10,500 is recommended for the replacement of the DMPS Video switcher that controls the inputs for the projectors. The current switcher has reached its useful life of 10 years and malfunctions sporadically.
 - Funding of \$18,500 is recommended to purchase professional wireless rechargeable handheld microphones to replace old outdated equipment.
- For Clubhouse 6:
 - Funding of \$6,100 is recommended for the replacement of the existing sound equipment. Upgrading the sound system is essential due to failing microphones and speakers producing buzzing noises from aging equipment. Replacement will increase resident utilization and create a more pleasant experience.
- For Clubhouse 7:
 - Funding of \$16,000 is recommended for the replacement of the carpet located in the Ballroom and reception area. The ballroom is used by over 30,000 visitors annually and it shows visible wear with separated and worn areas in high-traffic zones, detracting from the facility's attractiveness; replacing the carpet will greatly enhance the aesthetics.

- Funding of \$20,000 is recommended for the purchase and installation of a ceiling mounted projector to modernize presentations. The addition of a ceiling mounted projector requires electricity to be run and controls to be installed. Staff currently sets up a projector in the room's center, requiring removal of tables and posing tripping hazards. Installing a ceiling-mounted projector would improve floor space utilization and eliminate hazards.
- Funding of \$175,000 is recommended for the replacement of the HVAC system. The system has reached its useful life of 13 years and parts are no longer available to source. Implementing a new system will enable timely repairs and optimize staff efficiency.
- Funding of \$18,000 is recommended for the purchase and replacement of damaged tables. Replacing the tables will improve the look of the rooms and keep the equipment inventory compatible with the room capacities.
- Funding of \$50,000 is recommended for Miscellaneous Recreation Equipment for equipment used by the different clubhouses. Contingency funds for tools and equipment allows for timely purchases of equipment, if needed, to support maintenance service levels.

	Equipment	Facilities	Total
Equestrian Center			\$6,100
Covered Cross-Ties for Equestrian Center		\$6,100	\$6,100

- Funding of \$6,100 is recommended for the purchase of modern cross-ties to replace the existing tie rails for horses. Cross-ties offer improved protection from severe weather and eliminate safety concerns associated with tying horses.

	Equipment	Facilities	Total
Fitness			\$274,000
CH 1 Multi Station Gym	\$14,000		\$14,000
Cardio Fitness Equipment	\$260,000		\$260,000

- Funding of \$14,000 is recommended for the replacement of the multi station modular. The existing equipment is 19 years old and will reach its useful life of 20 years at the time of replacement. While there is no modular that will replace all stations on the current modular machine, staff believes the proposed equipment will benefit most users. The proposed equipment will have a five-year warranty.
- Funding of \$260,000 is recommended for the purchase of 32 gym machines to replace the currently leased equipment located at the Clubhouse 1 and Community Center Fitness Centers.

	Equipment	Facilities	Total
Golf			\$364,000
Replacements:			
Greens Mower	\$55,000		\$55,000
Rough Mower	\$200,000		\$200,000
Additions:			
Golf Course Sprayer	\$75,000		\$75,000
Sod Cutter	\$10,000		\$10,000
Turf Collection System	\$24,000		\$24,000

Replacements:

- Funding of \$255,000 is recommended for the replacement of essential golf facilities maintenance equipment that has reached the end of its useful life. This equipment is vital for maintaining the aesthetic appeal and functionality of the Village golf courses, enabling the maintenance crew to address specific needs efficiently.

Additions:

- Funding of \$75,000 is recommended for the purchase of a golf course sprayer. The current sprayer is being overworked as it is charged with all spraying done on the golf courses. This new sprayer will allow the task of spraying chemicals to be more efficient and dependable. The existing sprayer is also not replaceable as it does not meet the diesel emissions standards in California.
- Funding of \$10,000 is recommended for the purchase of an additional sod cutter. This addition will efficiently impact turf removal and will improve the overall course conditions.
- Funding of \$24,000 is recommended for the purchase of a turf collection system. This addition will collect cores, leaves, clippings, and other types of debris quickly, efficiently, and with less people.

	Equipment	Facilities	Total
Landscape			\$1,221,000
48" Lawn Mowers w/Mulch Kits (9)	\$108,000		\$108,000
60" Mower w/Mulch Kit	\$15,000		\$15,000
Aerial Lift Truck	\$212,000		\$212,000
Battery Equipment	\$169,000		\$169,000
CH 4 Relandscaping		\$190,000	\$190,000
Slope Renovation		\$172,000	\$172,000
Tree Maintenance		\$317,400	\$317,400
West Creek Fuel Modification		\$37,600	\$37,600

- Funding of \$108,000 is recommended for the replacement of five (5) sit down and four (4) stand on 48" lawn mowers with mulch kits that reached their useful life. The new mowers will require fewer repairs, offer increased comfort for operators, and enhance workflow efficiency.

- Funding of \$15,000 is recommended for the replacement of one (1) 60” lawn mower with mulch kit that reached its useful life. The new mower will be more reliable, require fewer repairs, and enhance operator comfort, ultimately boosting workflow efficiency.
- Funding of \$212,000 is recommended for the purchase of an Aerial Lift Truck. This addition will improve staff mobility and effectiveness, enabling more efficient work and eliminating hazards associated with manual climbing. It is estimated to increase the number of serviced trees by approximately 25%.
- Funding of \$169,000 is recommended for replacement of gas-powered equipment with electric powered equipment as mandated by State Law effective January 1, 2024.
- Funding of \$190,000 is recommended for the design and construction to relandscape Clubhouse 4 to replace existing plants with more drought resistant plants and improve the overall appearance of the area.
- Funding of \$172,000 is recommended for the slope renovation and maintenance of landscapes slopes on GRF property in accordance to OCFA requirements which includes 60,000 sq. ft. of slopes.
- Funding of \$317,400 is recommended for the tree maintenance crews, supplemented by contractors, to perform routine tree trimming on approximately 4,600 trees within GRF maintained facilities. The service level is on a six- year rotating cycle based upon the specific trimming needs of each tree species. All pruning is performed in accordance with International Society of Arboriculture pruning techniques. Prior to 2025, this item was funded out of the operating fund.
- Funding of \$37,600 is recommended for fuel modification at West Creek for cleanup to reduce wildfire risk to life and property and remove debris.

	Equipment	Facilities	Total
Miscellaneous			\$775,000
Automatic Lighting Controls		\$100,000	\$100,000
EMS System		\$390,000	\$390,000
Maintenance Operations Equipment	\$50,000		\$50,000
Maintenance Services Equipment	\$50,000		\$50,000
Miscellaneous Fleet/Paving Equipment	\$30,000		\$30,000
Miscellaneous Painting Equipment	\$30,000		\$30,000
Miscellaneous Projects		\$125,000	\$125,000

- Funding of \$100,000 is recommended for the installation of additional automatic lighting controls throughout all GRF facilities that use time and motion sensors to reduce electrical usage and minimize frequent manual adjustments throughout the year.
- Funding of \$390,000 is recommended for the implementation of the Energy Management System (EMS) for Clubhouse 1, 3 and 5. The existing system requires significant

maintenance, while older software in other clubhouses is incompatible with current systems. Upgrading the HVAC technology in these clubhouses will enable staff to create schedules, adjust temperatures remotely, and receive alerts for system failures, improving resident comfort and energy efficiency. All work will be conducted by a third-party consultant.

- Funding of \$50,000 is recommended for building maintenance operations equipment used by carpentry, painting, and interior components crews. By including contingency funding in the Capital Plan, maintenance tools and equipment can be purchased, if needed, without deferring service requests or decreasing productivity.
- Funding of \$50,000 is recommended for building maintenance services equipment used by plumbing, electrical, facilities and appliance technicians. Contingency funds for tools and equipment allows for timely purchases of equipment, if needed, to support maintenance service levels.
- Funding of \$30,000 is recommended for the possible replacement of various fleet and paving equipment that is needed to support operations in Fleet Maintenance, Janitorial, and/or Streets and Sidewalks.
- Funding of \$30,000 is recommended for possible replacement of painting equipment reaching the end of their useful life. The equipment is needed to support operations in Painting. Contingency funds for tools and equipment allows for timely purchases of equipment, if needed, to support maintenance service levels.
- Funding of \$125,000 is recommended for miscellaneous projects. By including contingency funding in the Capital Plan, unforeseen small capital projects can be completed in an economical and timely fashion without going through the formal process required as supplemental appropriations.

	Equipment	Facilities	Total
Garden Centers			\$72,900
Data & Power to Garden Center 1		\$65,000	\$65,000
Water/Ice Dispenser		\$7,900	\$7,900

- Funding of \$65,000 is recommended for implementation of additional data and power to the Garden Center 1. Currently, the Garden Center lacks power and data connectivity hindering security measures like card swipes and security cameras. Connecting to the data network and implementing these security features will better secure the center and allow for more accurate utilization tracking without affecting overall usage.
- Funding of \$7,900 is recommended to purchase a water/ice dispenser for garden area residents, offering convenient hydration and potential savings by eliminating water deliveries. Maintenance costs are expected to be minimal based on the reliable performance of a similar machine at the golf course.

	Equipment	Facilities	Total
Paving & Pavers			\$1,457,000
Asphalt Paving and Sealcoat		\$1,100,000	\$1,100,000
Moving/Upgrading of Benches		\$29,000	\$29,000
Parkway Concrete Repairs		\$302,000	\$302,000
V-Ditch (Swales) - Repair		\$26,000	\$26,000

- Funding of \$1,100,000 is recommended for the Asphalt Paving and Sealcoat Programs. GRF streets and parking lots provide residents vehicular access to their manors and facilities within the Community. The anticipated serviceable life of the new pavement is estimated to be 25 years. Sealcoat work for GRF pavement is completed on a seven-year cycle.
- Funding of \$29,000 is recommended to move and upgrade 10 benches to new green benches, relocating them off the sidewalk for improved safety and accessibility. This initiative aligns with Vision Club's request and builds upon previous successful bench relocations and upgrades of 40 benches in 2022-23, with an additional 10 benches scheduled for relocation and upgrade in 2024.
- Funding of \$302,000 is recommended for concrete repairs. In coordination with paving, staff has identified concrete areas that require repair or replacement. The concrete repairs program is designed to repair damaged GRF curbs/gutters, driveway aprons, and sidewalks adjacent to the planned paving overlay areas prior to asphalt paving work and add curb return ramps, as needed.
- Funding of \$26,000 is recommended for the repair and/or replacement of the existing v-ditch swales used to direct water on hillsides and ensure stability in various locations.

	Equipment	Facilities	Total
Vehicles			\$1,363,000
Equipment Trailer (3)	\$61,000		\$61,000
Full Size Truck (5)	\$162,000		\$162,000
Miscellaneous Vehicle Purchases	\$200,000		\$200,000
Small Pick-up Truck (9)	\$312,000		\$312,000
Tractor/Loader	\$321,000		\$321,000
Transit Work Van (4)	\$254,000		\$254,000
Utility Vehicles (8)	\$53,000		\$53,000

Vehicle Maintenance is responsible for the maintenance and repair of the entire Laguna Woods Village vehicle and mobile equipment fleet. Staff strives to extend serviceable life where possible by providing preventive maintenance on equipment. However, as equipment ages, repairs can become more frequent and costlier. To minimize expense and downtime, replacement of certain equipment is necessary.

- **REPLACEMENTS:** Staff evaluated the fleet and recommends funding of \$1,363,000 for the vehicle replacements noted above. These components of the fleet are used by

various departments to transport crews and equipment to job sites and to perform work. Because the funding is appropriated well in advance of the actual purchase, General Services Fleet Maintenance personnel will reevaluate utilization and repair costs prior to purchase to ensure that the appropriate individual vehicle is selected for replacement.

Prepared By: Jose Campos, Assistant Director of Financial Services

Reviewed By: Steve Hormuth, Director of Financial Services

ATTACHMENT(S)

Attachment 1: 2025 Capital Planned Expenses

Attachment 2: 2025 Capital Plan Resolution

Attachment 3: Contracted Reserve Study Dated August 29, 2024 – EQF and FCF Combined

Attachment 4: Contracted Reserve Study Dated August 29, 2024 – Excerpts, Equipment Fund

Attachment 5: Contracted Reserve Study Dated August 29, 2024 – Excerpts, Facilities Fund

Attachment 6: Reserves and Restricted Funds Five-Year Cash Flow Projections

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2025 Capital Planned Expenses

	Equipment	Facilities	Total
Aquatics			\$520,000
CH 2 Pool Deck Pavers		\$300,000	\$300,000
CH 2 Pool Replastering		\$75,000	\$75,000
CH 6 Pool Replastering		\$45,000	\$45,000
Pool Chemical Distribution Upgrades		\$100,000	\$100,000
Broadband			\$300,000
Broadband Infrastructure	\$175,000		\$175,000
Broadband Set Top Boxes	\$125,000		\$125,000
Clubhouses			\$1,095,900
Camera Surveillance System PAC, CH 4, Golf		\$130,000	\$130,000
CH 1 Billiard Tables	\$9,000		\$9,000
CH 1 Bocce Court Resurfacing		\$6,000	\$6,000
CH 1 Bocce Furniture	\$19,000		\$19,000
CH 1 Carpet Replacement - Archery & Shuffleboard Rooms		\$8,300	\$8,300
CH 1 Chairs/Tables/Carts MPRs Billiards	\$30,000		\$30,000
CH 1 Commercial Appliances	\$74,000		\$74,000
CH 1 Fitness Center HVAC		\$100,000	\$100,000
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CH 2 Annex Building Assessment / Renovation		\$50,000	\$50,000
CH 2 Commercial Appliances	\$40,000		\$40,000
CH 2 Outdoor benches Lawn Bowling		\$21,000	\$21,000
CH 2 Tables	\$12,500		\$12,500
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PAC Dedicated Music Room		\$25,000	\$25,000
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CH 4 Workbench Chairs for the Ceramic Studio	\$10,000		\$10,000
CH 5 DMPS Video Switcher	\$10,500		\$10,500
CH 5 Wireless Handheld Microphones	\$18,500		\$18,500
CH 6 Audio Upgrades	\$6,100		\$6,100
CH 7 Carpet in Reception and Ballroom		\$16,000	\$16,000
CH 7 Ceiling Mounted Video Projector		\$20,000	\$20,000
CH 7 HVAC System		\$175,000	\$175,000
CH 7 Tables	\$18,000		\$18,000
Miscellaneous Recreation Equipment	\$50,000		\$50,000
Equestrian Center			\$6,100
Covered cross-ties for Equestrian Center		\$6,100	\$6,100



2025 Capital Planned Expenses

	Equipment	Facilities	Total
Fitness			\$274,000
CH1 Multi Station Gym	\$14,000		\$14,000
Cardio Fitness Equipment	\$260,000		\$260,000
Golf			\$364,000
Replacements:			
Greens Mower	\$55,000		\$55,000
Rough Mower	\$200,000		\$200,000
Additions:			
Golf Course Sprayer	\$75,000		\$75,000
Sod Cutter	\$10,000		\$10,000
Turf Collection System	\$24,000		\$24,000
Landscape			\$1,221,000
48" Lawn Mowers w/Mulch Kits (7)	\$108,000		\$108,000
60" Mower w/Mulch Kit	\$15,000		\$15,000
Aerial Lift Truck	\$212,000		\$212,000
Battery Equipment	\$169,000		\$169,000
CH 4 Relandscaping		\$190,000	\$190,000
Slope Renovation		\$172,000	\$172,000
Tree Maintenance		\$317,400	\$317,400
West Creek Fuel Modification		\$37,600	\$37,600
Miscellaneous			\$775,000
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EMS System		\$390,000	\$390,000
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Maintenance Services Equipment	\$50,000		\$50,000
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Miscellaneous Painting Equipment	\$30,000		\$30,000
Miscellaneous Projects		\$125,000	\$125,000
Garden Centers			\$72,900
Data and Power to Garden Center 1-Cameras and Card swipes		\$65,000	\$65,000
Water/Ice Dispenser		\$7,900	\$7,900
Paving & Pavers			\$1,457,000
Asphalt Paving and Sealcoat Programs		\$1,100,000	\$1,100,000
Moving/Upgrading of Benches		\$29,000	\$29,000
Parkway Concrete Repairs		\$302,000	\$302,000
V-Ditch (Swales) - Repair		\$26,000	\$26,000



2025 Capital Planned Expenses

	Equipment	Facilities	Total
Vehicles			\$1,363,000
<i>Replacements:</i>			
Equipment Trailer (3)	\$61,000		\$61,000
Full Size Truck (5)	\$162,000		\$162,000
Miscellaneous Vehicle Purchases	\$200,000		\$200,000
Small Pick up Truck (9)	\$312,000		\$312,000
Tractor/Loader	\$321,000		\$321,000
Transit Work Van (4)	\$254,000		\$254,000
Utility Vehicles (8)	\$53,000		\$53,000
TOTAL	\$ 3,262,600	\$ 4,186,300	\$ 7,448,900

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RESOLUTION 90-24-XX

2025 CAPITAL PLAN RESOLUTION

RESOLVED, September 3, 2024, that the Capital Reserve Expenditures Plan of this Corporation for the year 2025 is hereby adopted and approved; and

RESOLVED FURTHER, that pursuant to said Business Plan, the sum of \$7,448,900 is hereby authorized to be expended in 2025 for the purposes provided therein, of which \$3,262,600 is designated from the Equipment Fund and \$4,186,300 from the Facilities Fund; 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.

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Contracted Reserve Study August 29, 2024
Combination of Equipment and Facilities

Year	Starting Reserve Balance	Fully Funded Balance	Avg. Percent Funded		Special Assmt Risk	Reserve Funding	Interest Income	Reserve Expenses	Ending Balance
2025	\$44,690,380	\$51,744,087	86%		Low	\$8,700,000	\$1,145,970	\$7,448,900	\$47,087,450
2026	\$47,087,450	\$63,635,573	74%		Low	\$9,004,500	\$1,035,037	\$21,320,949	\$35,806,038
2027	\$35,806,038	\$57,892,341	62%		Medium	\$9,319,658	\$842,881	\$14,270,378	\$31,698,199
2028	\$31,698,200	\$57,178,551	55%		Medium	\$9,645,846	\$698,096	\$17,831,556	\$24,210,586
2029	\$24,210,585	\$51,154,373	47%		Medium	\$9,983,450	\$642,701	\$7,575,068	\$27,261,668
2030	\$27,261,667	\$55,730,444	49%		Medium	\$10,332,870	\$692,150	\$10,115,825	\$28,170,862
2031	\$28,170,863	\$58,230,939	48%		Medium	\$10,694,522	\$716,405	\$10,377,568	\$29,204,222
2032	\$29,204,221	\$60,874,289	48%		Medium	\$11,068,830	\$765,608	\$8,927,286	\$32,111,373
2033	\$32,111,373	\$65,438,290	49%		Medium	\$11,456,238	\$765,868	\$15,108,450	\$29,225,029
2034	\$29,225,030	\$64,130,600	46%		Medium	\$11,857,206	\$725,130	\$12,958,616	\$28,848,750
2035	\$28,848,749	\$65,366,733	44%		Medium	\$12,272,210	\$710,554	\$13,773,799	\$28,057,714
2036	\$28,057,714	\$66,180,098	42%		Medium	\$12,701,736	\$652,223	\$17,234,542	\$24,177,131
2037	\$24,177,131	\$63,844,482	38%		Medium	\$13,146,298	\$662,693	\$9,089,796	\$28,896,326
2038	\$28,896,325	\$70,230,801	41%		Medium	\$13,606,418	\$694,090	\$16,505,291	\$26,691,542
2039	\$26,691,542	\$69,585,755	38%		Medium	\$14,082,642	\$687,640	\$13,082,086	\$28,379,738
2040	\$28,379,738	\$72,874,713	39%		Medium	\$14,575,534	\$737,248	\$13,027,958	\$30,664,562
2041	\$30,664,563	\$76,758,369	40%		Medium	\$15,085,678	\$790,691	\$13,881,032	\$32,659,900
2042	\$32,659,901	\$80,174,683	41%		Medium	\$15,613,678	\$861,919	\$12,766,430	\$36,369,068
2043	\$36,369,068	\$85,449,131	43%		Medium	\$16,160,156	\$946,404	\$14,049,584	\$39,426,044
2044	\$39,426,045	\$90,024,648	44%		Medium	\$16,725,762	\$990,960	\$17,205,314	\$39,937,453
2045	\$39,937,452	\$91,981,523	43%		Medium	\$17,311,164	\$969,732	\$20,492,409	\$37,725,939
2046	\$37,725,938	\$91,120,723	41%		Medium	\$17,917,054	\$878,575	\$23,884,694	\$32,636,873
2047	\$32,636,872	\$87,264,655	37%		Medium	\$18,544,150	\$815,013	\$19,360,596	\$32,635,439
2048	\$32,635,440	\$88,493,071	37%		Medium	\$19,193,196	\$814,763	\$20,026,476	\$32,616,923
2049	\$32,616,924	\$89,629,041	36%		Medium	\$19,864,958	\$910,433	\$13,094,955	\$40,297,360
2050	\$40,297,360	\$98,511,810	41%		Medium	\$20,560,232	\$1,030,145	\$19,683,397	\$42,204,340
2051	\$42,204,339	\$101,465,418	42%		Medium	\$21,279,840	\$1,040,212	\$23,420,797	\$41,103,594
2052	\$41,103,594	\$101,266,276	41%		Medium	\$22,024,634	\$1,123,511	\$15,376,206	\$48,875,533
2053	\$48,875,532	\$109,973,497	44%		Medium	\$22,795,496	\$1,282,111	\$19,147,667	\$53,805,472
2054	\$53,805,472	\$115,702,535	47%		Medium	\$23,593,338	\$1,383,386	\$21,795,757	\$56,986,439

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Reserve Study Executive Summary

No-Site-Visit

Golden Rain Foundation of Laguna Woods - Equipment

Report #: 43604-2

Laguna Woods, CA

of Units: 12,736

Level of Service: Update "No-Site-Visit"

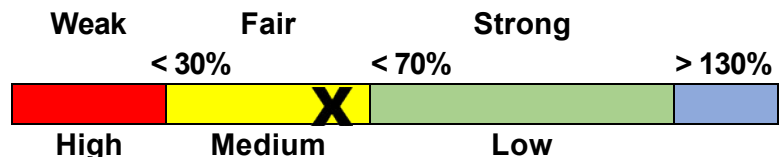
January 1, 2025 through December 31, 2025

Findings & Recommendations

as of January 1, 2025

Projected Starting Reserve Balance	\$10,900,339
Current Full Funding Reserve Balance	\$17,357,174
Average Reserve Deficit (Surplus) Per Unit	\$507
Percent Funded	62.8 %
Recommended 2025 "Annual Full Funding Allocation"	\$4,900,000
Alternate minimum allocations	\$4,350,000
Most Recent Reserve Allocation Rate	\$2,904,483
Annual Deterioration Rate	\$4,972,399

Reserve Fund Strength: 62.8%



Risk of Special Assessment:

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves 2.50 %

Annual Inflation Rate 3.00 %

This is an Update "No-Site-Visit", and is based on a prior Report prepared by Association Reserves. No site inspection was performed as part of this Reserve Study.

This Reserve Study was prepared by a credentialed Reserve Specialist, Sean Erik Andersen, PRA, RS #68.

The Reserve Fund is between the 30% funded level and the 70% funded level at **62.8 % Funded**, which is a fair position for the fund to be in. This means that the association's special assessment & deferred maintenance risk is currently medium. The objective of your multi-year Funding Plan is to Fully Fund Reserves and ultimately achieve a position of strength in the fund, where associations enjoy a low risk of Reserve cash flow problems.

The Deterioration rate for your Reserve Components is **\$414,367**.

Based on this starting point, your annual deterioration rate, your anticipated future expenses, and your historical Reserve allocations rate, our recommendation is to **increase** your Reserve allocations to **\$4,900,000**.

*The Alternative Allocation rate, also called Baseline Funding figure for your association is \$4,350,000.

To receive a copy of the full Reserve Study, contact the Association.



30-Year Reserve Plan Summary (Alternate Funding Plan) Equipment

Report # 43604-2
No-Site-Visit

Fiscal Year Start: 2025

Interest:

2.50 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded		Special Assmt Risk	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2025	\$10,900,339	\$17,357,174	62.8 %		Medium	\$4,350,000	\$0	\$289,402	\$3,262,600
2026	\$12,277,141	\$19,599,842	62.6 %		Medium	\$4,502,250	\$0	\$271,118	\$7,614,533
2027	\$9,435,976	\$17,579,773	53.7 %		Medium	\$4,659,829	\$0	\$233,669	\$5,051,475
2028	\$9,277,999	\$18,246,926	50.8 %		Medium	\$4,822,923	\$0	\$235,820	\$4,728,503
2029	\$9,608,239	\$19,230,074	50.0 %		Medium	\$4,991,725	\$0	\$253,469	\$4,162,019
2030	\$10,691,413	\$20,883,361	51.2 %		Medium	\$5,166,435	\$0	\$277,995	\$4,563,366
2031	\$11,572,477	\$22,412,565	51.6 %		Medium	\$5,347,261	\$0	\$299,458	\$4,808,807
2032	\$12,410,389	\$23,902,930	51.9 %		Medium	\$5,534,415	\$0	\$322,243	\$4,869,809
2033	\$13,397,238	\$25,548,306	52.4 %		Medium	\$5,728,119	\$0	\$324,533	\$6,856,140
2034	\$12,593,751	\$25,375,449	49.6 %		Medium	\$5,928,603	\$0	\$308,487	\$6,718,669
2035	\$12,112,172	\$25,522,676	47.5 %		Medium	\$6,136,105	\$0	\$275,495	\$8,572,238
2036	\$9,951,534	\$23,954,329	41.5 %		Medium	\$6,350,868	\$0	\$251,926	\$6,329,755
2037	\$10,224,573	\$24,843,551	41.2 %		Medium	\$6,573,149	\$0	\$279,053	\$4,952,666
2038	\$12,124,109	\$27,378,558	44.3 %		Medium	\$6,803,209	\$0	\$314,738	\$6,159,618
2039	\$13,082,438	\$28,953,184	45.2 %		Medium	\$7,041,321	\$0	\$315,853	\$8,226,219
2040	\$12,213,393	\$28,659,379	42.6 %		Medium	\$7,287,767	\$0	\$311,654	\$7,066,629
2041	\$12,746,186	\$29,770,456	42.8 %		Medium	\$7,542,839	\$0	\$337,775	\$6,321,420
2042	\$14,305,380	\$31,749,655	45.1 %		Medium	\$7,806,839	\$0	\$383,896	\$6,056,199
2043	\$16,439,916	\$34,434,597	47.7 %		Medium	\$8,080,078	\$0	\$423,805	\$7,442,271
2044	\$17,501,528	\$35,995,468	48.6 %		Medium	\$8,362,881	\$0	\$437,244	\$8,785,416
2045	\$17,516,236	\$36,465,528	48.0 %		Medium	\$8,655,582	\$0	\$435,109	\$9,276,368
2046	\$17,330,559	\$36,697,184	47.2 %		Medium	\$8,958,527	\$0	\$411,533	\$11,072,566
2047	\$15,628,052	\$35,346,476	44.2 %		Medium	\$9,272,075	\$0	\$349,408	\$12,894,418
2048	\$12,355,117	\$32,347,333	38.2 %		Medium	\$9,596,598	\$0	\$315,701	\$9,338,814
2049	\$12,928,603	\$33,197,139	38.9 %		Medium	\$9,932,479	\$0	\$364,592	\$6,955,002
2050	\$16,270,672	\$36,812,717	44.2 %		Medium	\$10,280,116	\$0	\$421,326	\$9,499,889
2051	\$17,472,224	\$38,209,028	45.7 %		Medium	\$10,639,920	\$0	\$436,639	\$11,051,668
2052	\$17,497,116	\$38,351,201	45.6 %		Medium	\$11,012,317	\$0	\$476,205	\$8,344,716
2053	\$20,640,921	\$41,597,172	49.6 %		Medium	\$11,397,748	\$0	\$544,750	\$9,596,713
2054	\$22,986,706	\$43,971,682	52.3 %		Medium	\$11,796,669	\$0	\$582,203	\$11,725,092



Reserve Study Executive Summary

No-Site-Visit

Golden Rain Foundation of Laguna Woods - Facilities

Report #: 43604-2

Laguna Woods, CA

of Units: 12,736

Level of Service: Update "No-Site-Visit"

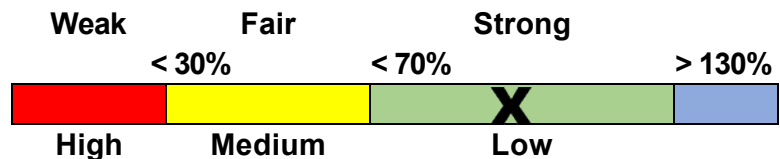
January 1, 2025 through December 31, 2025

Findings & Recommendations

as of January 1, 2025

Projected Starting Reserve Balance	\$33,790,041
Current Full Funding Reserve Balance	\$34,386,913
Average Reserve Deficit (Surplus) Per Unit	\$47
Percent Funded	98.3 %
Recommended 2025 "Annual Full Funding Allocation"	\$5,600,000
Alternate minimum allocations	\$4,350,000
Most Recent Reserve Allocation Rate	\$3,197,373
Annual Deterioration Rate	\$12,658,191

Reserve Fund Strength: 98.3%



Risk of Special Assessment:

High Medium Low

Economic Assumptions:

Net Annual "After Tax" Interest Earnings Accruing to Reserves 2.50 %

Annual Inflation Rate 3.00 %

This is an Update "No-Site-Visit", and is based on a prior Report prepared by Association Reserves. No site inspection was performed as part of this Reserve Study.

This Reserve Study was prepared by a credentialed Reserve Specialist, Sean Erik Andersen, PRA, RS #68.

The Reserve Fund is above the 70% Funded level at **98.3 % Funded**, which is a strong position for the fund to be in. This means that the association's special assessment & deferred maintenance risk is currently low. The objective of your multi-year Funding Plan is to continue to Fully Fund Reserves and maintain a position of strength in the fund, where associations enjoy a low risk of Reserve cash flow problems. Your multi-year Funding Plan is designed to gradually bring you to the 100% level, or "Fully Funded".

The Deterioration rate for your Reserve Components is **\$1,054,849**.

Based on this starting point, your annual deterioration rate, your anticipated future expenses, and your historical Reserve allocations rate, our recommendation is to **increase** your Reserve allocations to **\$5,600,000**.

*The Alternative Allocation rate, also called Baseline Funding figure for your association is \$4,350,000.

To receive a copy of the full Reserve Study, contact the Association.



30-Year Reserve Plan Summary (Alternate Funding Plan) Facilities

Report # 43604-2
No-Site-Visit

Fiscal Year Start: 2025

Interest:

2.50 %

Inflation:

3.00 %

Reserve Fund Strength: as-of Fiscal Year Start Date

Projected Reserve Balance Changes

Year	Starting Reserve Balance	Fully Funded Balance	Percent Funded	Special Assmt Risk	Reserve Funding	Loan or Special Assmts	Interest Income	Reserve Expenses
2025	\$33,790,041	\$34,386,913	98.3 %	Low	\$4,350,000	\$0	\$856,568	\$4,186,300
2026	\$34,810,309	\$44,035,731	79.1 %	Low	\$4,502,250	\$0	\$763,919	\$13,706,416
2027	\$26,370,062	\$40,312,568	65.4 %	Medium	\$4,659,829	\$0	\$609,212	\$9,218,903
2028	\$22,420,201	\$38,931,625	57.6 %	Medium	\$4,822,923	\$0	\$462,276	\$13,103,053
2029	\$14,602,346	\$31,924,299	45.7 %	Medium	\$4,991,725	\$0	\$389,232	\$3,413,049
2030	\$16,570,254	\$34,847,083	47.6 %	Medium	\$5,166,435	\$0	\$414,155	\$5,552,459
2031	\$16,598,386	\$35,818,374	46.3 %	Medium	\$5,347,261	\$0	\$416,947	\$5,568,761
2032	\$16,793,832	\$36,971,359	45.4 %	Medium	\$5,534,415	\$0	\$443,365	\$4,057,477
2033	\$18,714,135	\$39,889,984	46.9 %	Medium	\$5,728,119	\$0	\$441,335	\$8,252,310
2034	\$16,631,279	\$38,755,151	42.9 %	Medium	\$5,928,603	\$0	\$416,643	\$6,239,947
2035	\$16,736,577	\$39,844,057	42.0 %	Medium	\$6,136,105	\$0	\$435,059	\$5,201,561
2036	\$18,106,180	\$42,225,769	42.9 %	Medium	\$6,350,868	\$0	\$400,297	\$10,904,787
2037	\$13,952,558	\$39,000,931	35.8 %	Medium	\$6,573,149	\$0	\$383,640	\$4,137,130
2038	\$16,772,216	\$42,852,243	39.1 %	Medium	\$6,803,209	\$0	\$379,352	\$10,345,673
2039	\$13,609,104	\$40,632,571	33.5 %	Medium	\$7,041,321	\$0	\$371,787	\$4,855,867
2040	\$16,166,345	\$44,215,334	36.6 %	Medium	\$7,287,767	\$0	\$425,594	\$5,961,329
2041	\$17,918,377	\$46,987,913	38.1 %	Medium	\$7,542,839	\$0	\$452,916	\$7,559,612
2042	\$18,354,521	\$48,425,028	37.9 %	Medium	\$7,806,839	\$0	\$478,023	\$6,710,231
2043	\$19,929,152	\$51,014,534	39.1 %	Medium	\$8,080,078	\$0	\$522,599	\$6,607,313
2044	\$21,924,517	\$54,029,180	40.6 %	Medium	\$8,362,881	\$0	\$553,716	\$8,419,898
2045	\$22,421,216	\$55,515,995	40.4 %	Medium	\$8,655,582	\$0	\$534,623	\$11,216,041
2046	\$20,395,379	\$54,423,539	37.5 %	Medium	\$8,958,527	\$0	\$467,042	\$12,812,128
2047	\$17,008,820	\$51,918,179	32.8 %	Medium	\$9,272,075	\$0	\$465,605	\$6,466,178
2048	\$20,280,323	\$56,145,738	36.1 %	Medium	\$9,596,598	\$0	\$499,062	\$10,687,662
2049	\$19,688,321	\$56,431,902	34.9 %	Medium	\$9,932,479	\$0	\$545,841	\$6,139,953
2050	\$24,026,688	\$61,699,093	38.9 %	Medium	\$10,280,116	\$0	\$608,819	\$10,183,508
2051	\$24,732,115	\$63,256,390	39.1 %	Medium	\$10,639,920	\$0	\$603,573	\$12,369,129
2052	\$23,606,478	\$62,915,075	37.5 %	Medium	\$11,012,317	\$0	\$647,306	\$7,031,490
2053	\$28,234,611	\$68,376,325	41.3 %	Medium	\$11,397,748	\$0	\$737,361	\$9,550,954
2054	\$30,818,766	\$71,730,853	43.0 %	Medium	\$11,796,669	\$0	\$801,183	\$10,070,665



2025 RESERVES AND RESTRICTED FUNDS PLAN
Five-Year Cash Flow Projections

<i>Fund</i>	<i>Year</i>	<i>Beginning Balance</i>	<i>Investment Income</i>	<i>Contributions</i>	<i>Assessment PMPM</i>	<i>Expenditures**</i>	<i>ENDING BALANCE</i>
RESERVE FUND*	2024	\$ 41,578,222	\$ 1,495,757	\$ 7,919,822	\$ 17.00	\$ (6,303,421)	\$ 44,690,380
	2025	\$ 44,690,380	\$ 1,145,970	\$ 8,700,000	\$ 17.00	\$ (7,448,900)	\$ 47,087,450
	2026	\$ 47,087,450	\$ 1,035,037	\$ 9,004,500	\$ 17.00	\$ (21,320,949)	\$ 35,806,038
	2027	\$ 35,806,038	\$ 842,881	\$ 9,319,658	\$ 17.00	\$ (14,270,378)	\$ 31,698,199
	2028	\$ 31,698,199	\$ 698,096	\$ 9,645,846	\$ 17.00	\$ (17,831,556)	\$ 24,210,584
<i>*Consolidated reporting of Equipment, Facilities, and Trust Facilities Fee Funds.</i>							
CONTINGENCY FUND	2024	\$ 3,965,247	\$ 103,871	\$ 0	\$ 0.00	\$ (1,206,118)	\$ 2,863,000
	2025	\$ 2,863,000	\$ 71,575	\$ 0	\$ 0.00	\$ (869,160)	\$ 2,065,415
	2026	\$ 2,065,415	\$ 51,635	\$ 152,832	\$ 1.00	\$ (107,000)	\$ 2,162,882
	2027	\$ 2,162,882	\$ 54,072	\$ 305,664	\$ 2.00	\$ (109,000)	\$ 2,413,618
	2028	\$ 2,413,618	\$ 60,340	\$ 458,496	\$ 3.00	\$ (111,000)	\$ 2,821,454
TOTAL	2024	\$ 45,543,469	\$ 1,599,628	\$ 7,919,822	\$ 17.00	\$ (7,509,539)	\$ 47,553,380
	2025	\$ 47,553,380	\$ 1,217,545	\$ 8,700,000	\$ 17.00	\$ (8,318,060)	\$ 49,152,865
	2026	\$ 49,152,865	\$ 1,086,672	\$ 9,157,332	\$ 18.00	\$ (21,427,949)	\$ 37,968,920
	2027	\$ 37,968,920	\$ 896,953	\$ 9,625,322	\$ 19.00	\$ (14,379,378)	\$ 34,111,817
	2028	\$ 34,111,817	\$ 758,436	\$ 10,104,342	\$ 20.00	\$ (17,942,556)	\$ 27,032,039

***2024 Contingency Fund Expenditures includes 2023 deficit transfer to operating of \$1,101,000*

***2025 Contingency Fund Expenditures includes 2024 deficit transfer to operating of \$764,160*

***Planned Expenditures include Capital Plan items, supplemental appropriations, and carryover items from prior years.*

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Treasurer's Report for September 3, 2024 Board Meeting

Slide 1 – This first table includes all revenues and expenses for operating, reserves, and restricted funds.

Through the reporting period of July 31, 2024, GRF had net revenue of \$3.1M, with total revenue of \$31.2M and total expense of \$28M. GRF was better than budget by \$819K with total expenses coming in lower than budget by \$624K primarily due to higher investment income than anticipated and lower cable programming costs. This was partially offset due to less trust facilities fee revenue than anticipated.

Slide 2 – The next table displays the Operating Fund activities, which excludes non-operating revenues, expenses and depreciation. This report shows a favorable variance of \$636K through the reporting period, with expenses better than budget by \$726K, offset by non-assessment revenue worse than budget by (\$90K).

Slide 3 – This slide shows our most significant Operating Fund variances by category with green bars representing favorable variances to budget, and orange bars representing unfavorable items.

Favorable. Overall, we had favorable variances in:

- Employee compensation & related of \$292K favorable variance was primarily in General Services having various open positions such as custodians and mechanics. Additionally, Landscape has various open gardener and irrigation positions; offset for gardener positions in outside services. To a lesser extent, open positions remain throughout the organization; recruitment is in progress. A partial offset to the savings was in Recreation as events and operating hours returned to pre-pandemic service levels and turnover factor assumed at budget creation was too low; 2025 plan has been adjusted to reflect this.
- Cable programming/franchise fees were favorable by \$288K due to Franchise Fees inadvertently being budgeted twice. The variance is expected to continue through the end of the year. Moving forward, the 2025 Business Plan only includes the Franchise Fees once.

- Materials & supplies of \$215K due to less materials needed than budgeted year to date for golf supplies, such as herbicide and insecticide, savings in coffee/kitchen supplies at Clubhouse 1 due to closure, and supplies not yet ordered for the clubhouses.
- Miscellaneous revenue of \$197K due to electric charging station revenue as a result of an increase in rates effective September 2023, after the 2024 Business Plan was approved. Additionally, clubhouse labor revenues at the Performing Arts Center were higher than budgeted due to the high number of events held by clubs. Furthermore, demand is higher year to date for personal training and group classes at the fitness center.

Unfavorable. Some offsetting unfavorable variances included:

- Utilities and Telephone of (\$202K) due to electricity rates on average 60% higher than budgeted. In addition, gas rates are also higher than planned. Both electricity and gas rates have been adjusted for the 2025 plan. Providing a slight offset: water expenses were lower due to 47% more rainfall than recent years, which the budget was based on.
- Broadband Services of (\$363K) due to clients allocating less dollars to Cable TV advertising. In addition, internet revenue was slightly over budgeted, which has been adjusted for 2025 plan. Finally, revenue for set top boxes is lower than anticipated as streaming becomes more popular amongst the community.

Slide 4 – This slide shows sources of revenue other than the assessments, such as fees and rentals. To date, we have received \$6.5M of non-assessment operating revenue, as shown on this pie chart. By category, we can see that our largest revenue is Broadband Services (i.e. internet, set top boxes, ad insertion, and premium channels), followed by Golf Revenue, Clubhouse Rentals & Event Fees, and Merchandise Sales. Other revenue, which includes Class Fees, Electric Vehicle Charging Revenue, Additional Occupant Fees, Equestrian Center fees, and RV Storage Fees, among others, amount to 15%. These revenues offset costs and help keep assessments down.

Slide 5 – Consistent with prior months, our largest operating expense is compensation, followed by cable and programming expenses. Of the \$25M, excluding depreciation, these two categories account for 71% of the total Operating expense. Insurance, Professional and Legal, Utilities & Fuel, Outside Services, etc. make up the remaining 29%.

Slide 6 – The reserve and restricted funds adjusted balances are shown here.

- Starting with the 1st column on the left, reserve funds have a combined ending balance of \$44.4M; restricted fund balances have an ending balance of \$2.8M. Included in these

totals are contributions received this year through assessments, trust facilities fees, and investment earnings.

- The 2nd column shows the work in progress of \$11.4M for reserve and \$43K for restricted, reflecting the amounts paid for projects not yet completed.
- The 3rd column represents the resulting “adjusted” fund balances of \$33M for reserve and \$2.7M for restricted.

Slide 7 – We have a slide here to show resale history from 2022-2024. Community-wide sales total 467 through July 31, 2024. Most of these transactions generate the Trust Facilities Fee (transfer fee), used as a source of revenue for our reserves.

Slide 8 –The listing on this slide gives you an idea where the reserve money is committed. Of the \$29.8M appropriated by the Board for various projects and equipment purchases, the remaining encumbrances against our reserve funds is \$17M, primarily for renovation projects. Restricted funds had total appropriations of \$47K, for the West Creek Fuel Modification project which has been completed.

Slide 9 – We compare our “adjusted” fund balances to historical balances for the past five years on this next chart, showing that GRF has averaged \$29.4 million in reserve funds and \$2.7 million in contingency funds.

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GRF Financial Report

As of July 31, 2024



INCOME STATEMENT (in thousands)	ACTUAL	BUDGET	VARIANCE B/(W)
Assessment Revenue	\$20,346	\$20,346	\$0
Non-Assessment Revenue	\$10,810	\$10,615	\$195
Total Revenue	\$31,156	\$30,961	\$195
Total Expense	\$28,043	\$28,667	\$624
Net Revenue/(Expense)	\$3,113	\$2,294	\$819

GRF Financial Report

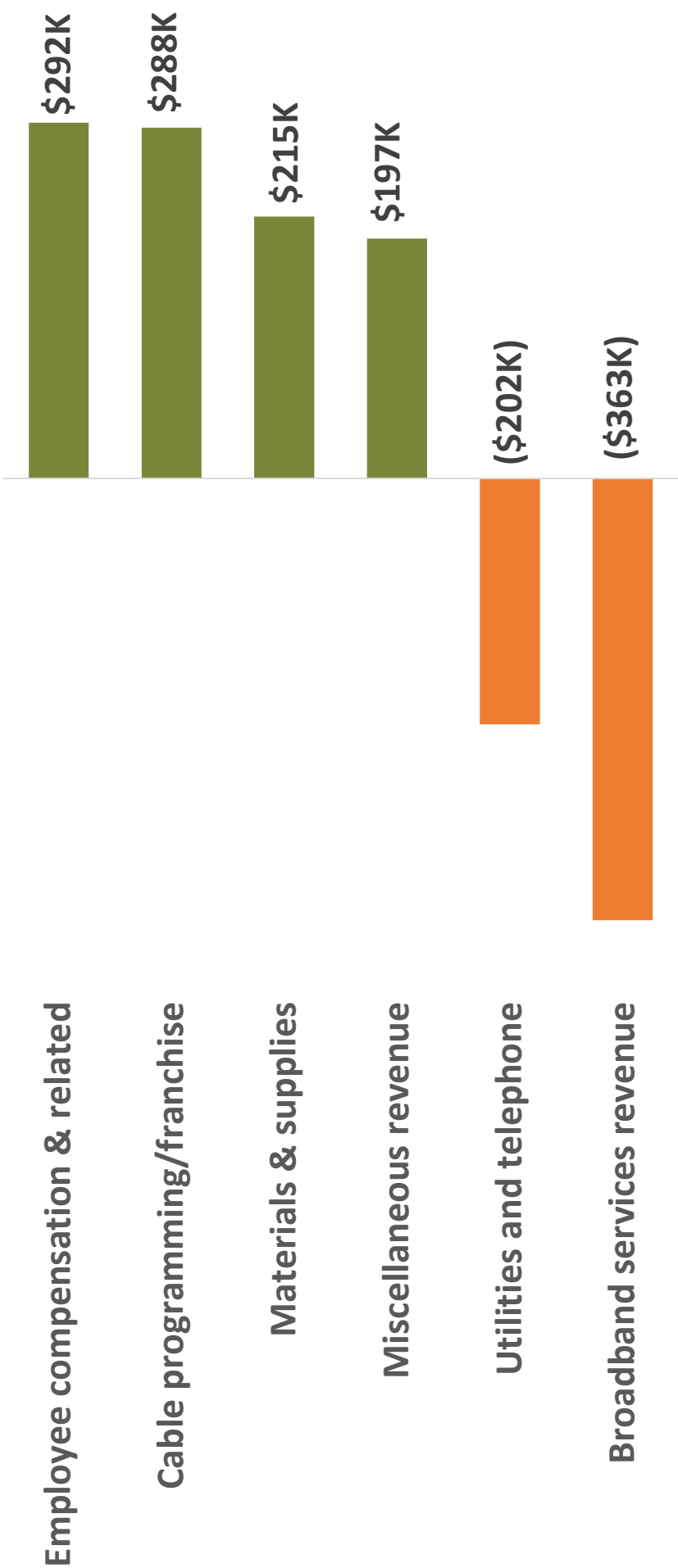
As of July 31, 2024



OPERATING ONLY INCOME STATEMENT (in thousands)	ACTUAL	BUDGET	VARIANCE B/(W)
Assessment Revenue	\$18,831	\$18,831	\$0
Non-Assessment Revenue	\$6,490	\$6,580	(\$90)
Total Revenue	\$25,321	\$25,411	(\$90)
Total Expense ¹	\$24,994	\$25,720	\$726
Operating Surplus/ (Deficit)	\$327	(\$309)	\$636
1) excludes depreciation			

GRF Financial Report

As of July 31, 2024
Operating Only



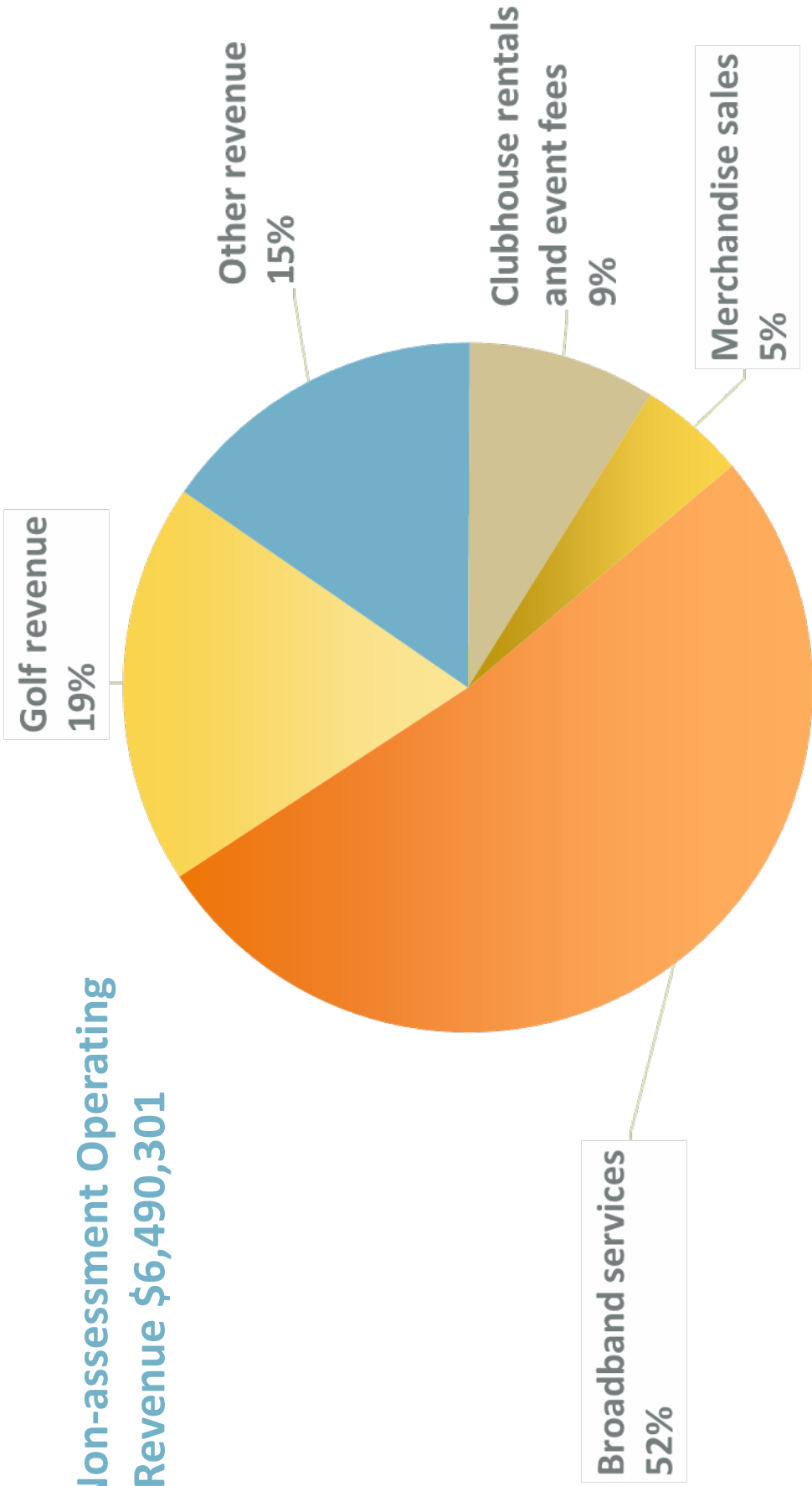
Unfavorable Favorable

GRF Financial Report

As of July 31, 2024



**Total Non-assessment Operating
Revenue \$6,490,301**

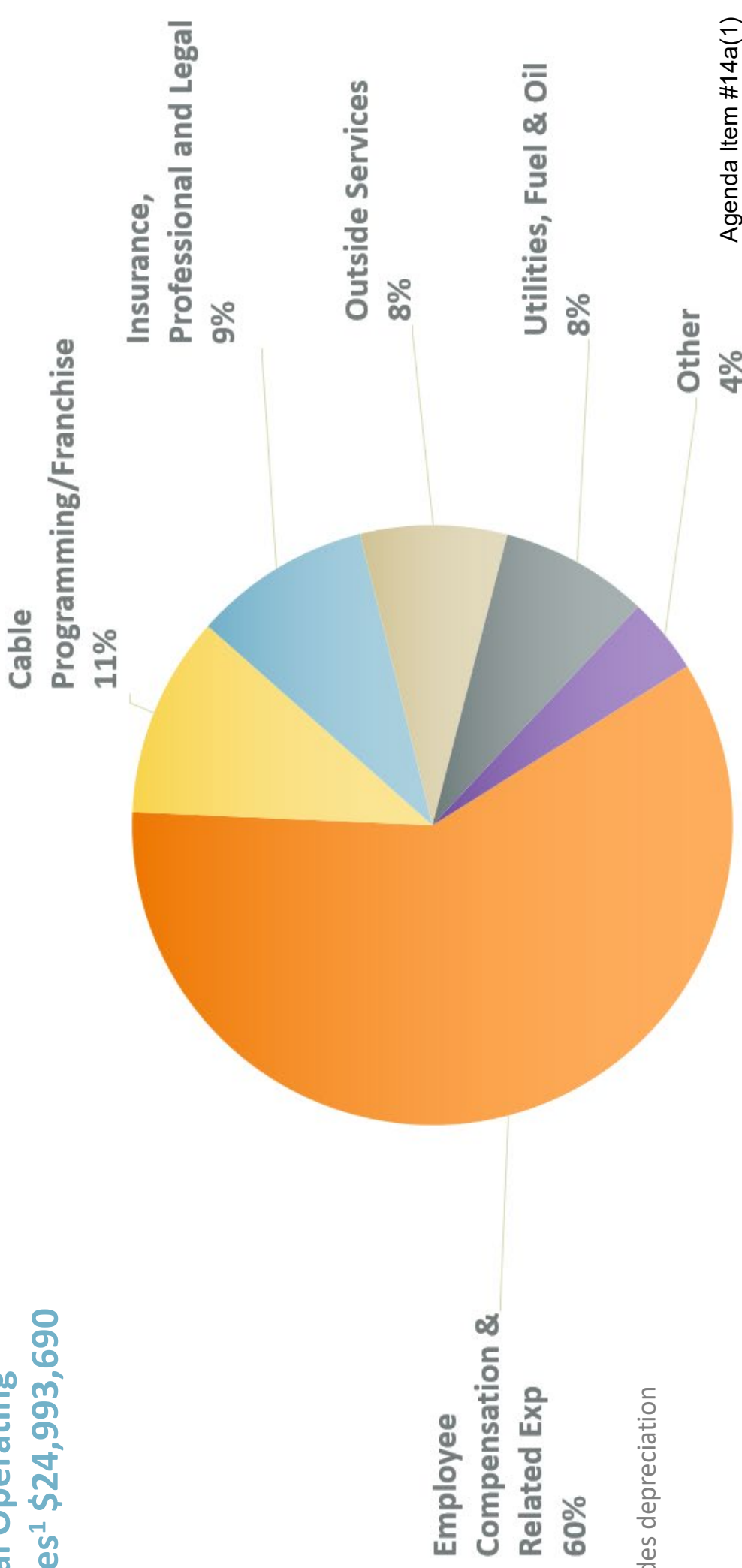


GRF Financial Report

As of July 31, 2024



**Total Operating
Expenses¹ \$24,993,690**



1) excludes depreciation

GRF Financial Report

As of July 31, 2024



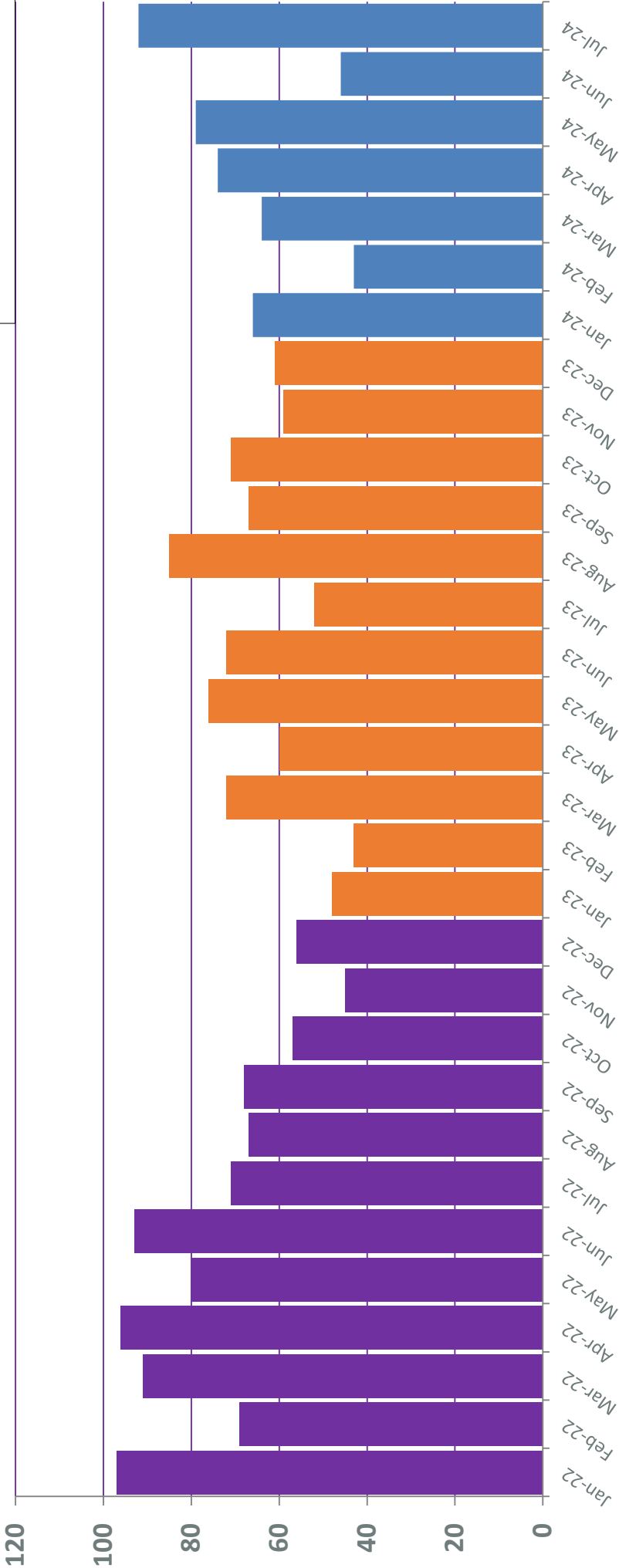
RESERVE FUND BALANCES (in thousands)	ENDING BALANCE	WORK IN PROGRESS	ADJUSTED BALANCES
Equipment Fund	\$6,918	\$7,251	(\$333)
Facilities Fund	\$18,477	\$4,138	\$14,339
Trust Facilities Fee Fund	\$18,963	\$0	\$18,963
TOTAL	\$44,358	\$11,389	\$32,969
RESTRICTED FUND BALANCES (in thousands)	ENDING BALANCE	WORK IN PROGRESS	ADJUSTED BALANCES
Contingency Fund	\$2,808	\$43	\$2,765

GRF Financial Report

As of July 31, 2024

Resale History — Consolidated

	NO. OF RESALES	AVG. RESALE PRICE
YTD 2022	596	\$406,994
YTD 2023	423	\$409,377
YTD 2024	467	\$475,898



GRF Financial Report

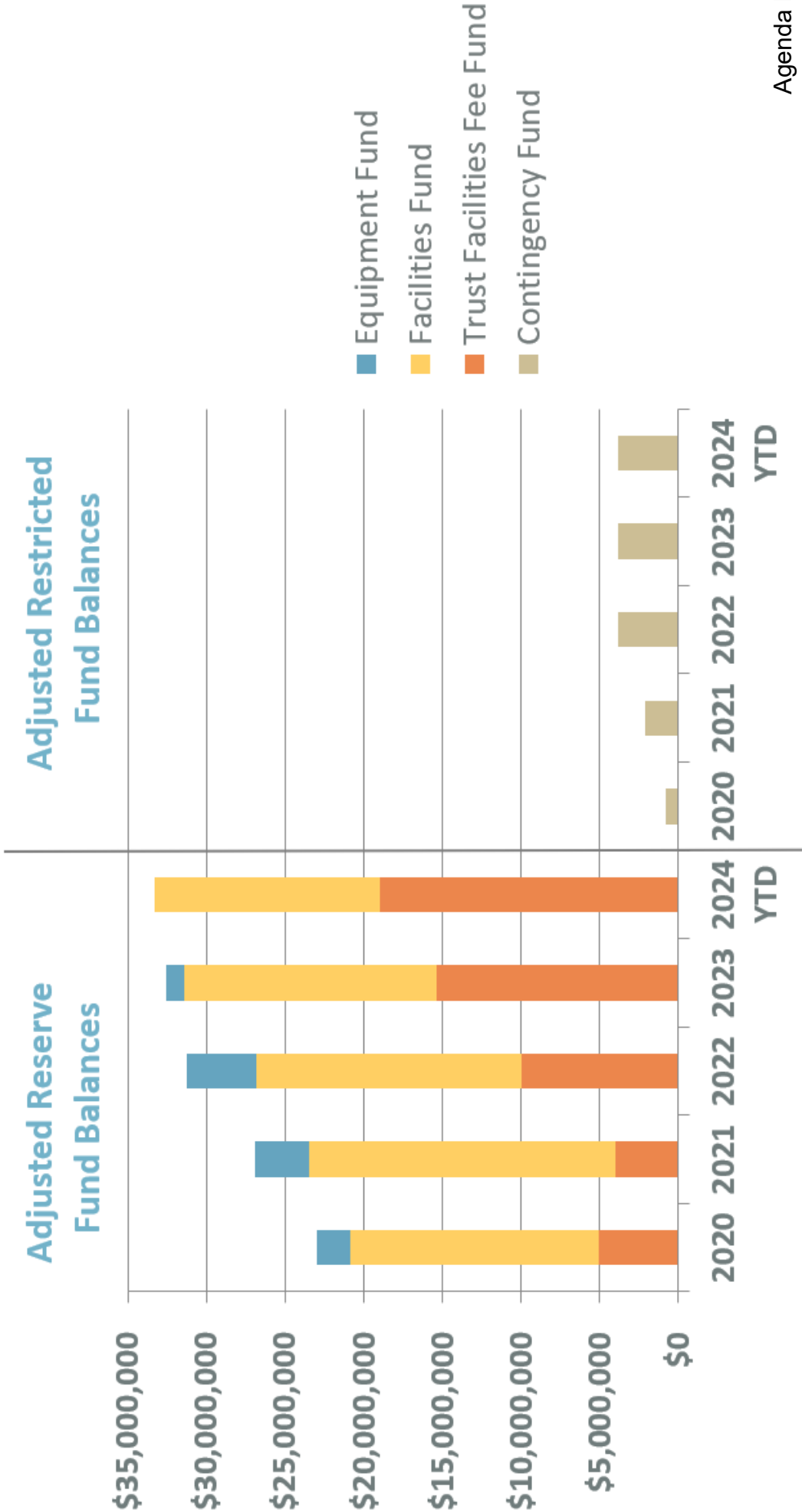
As of July 31, 2024



FUND ENCUMBRANCES (in thousands)					
	RESERVE FUNDS (EQF + FCF)		RESTRICTED FUND (CNF)		
Categories	Total Appropriations	Remaining Encumbrance	Total Appropriations	Remaining Encumbrance	
Aquatics & Fitness	254	142	0	0	
Broadband	650	288	0	0	
Clubhouses	3,101	346	0	0	
Computers	5,045	1,564	0	0	
Equestrian Center	54	54	0	0	
Garden Centers	50	50	0	0	
Golf Facilities	926	426	0	0	
Grounds & Miscellaneous	3,946	1,391	0	0	
Other Equipment	30	0	0	0	
Other GRF Facilities	10,867	9,800	47	0	
Paving & Pavers	784	784	0	0	
Roofing Projects	48	28	0	0	
Security	49	14	0	0	
Vehicles	3,956	2,114	0	0	
TOTAL	29,758	17,000	\$47	\$0	

GRF Financial Report

As of July 31, 2024



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FINANCE COMMITTEE MEETING
REPORT OF THE REGULAR OPEN SESSION

Wednesday, August 21, 2024 – 1:30 p.m.
Hybrid Meeting

DIRECTORS PRESENT: William Cowen – Chair, Martin Roza, Mickie Choi Hoe, Sue Stephens (Alternate), Donna Rane-Szostak

DIRECTORS ABSENT: Nathaniel Lewis, Thomas Tuning (Excused), Moon Yun, Brad Rinehart

ADVISORS PRESENT: None.

STAFF PRESENT: Steve Hormuth, Jose Campos, Jennifer murphy, Alison Giglio, Laura Cobarrubiaz, Erika Hernandez, Blake Lefante, Ada Sigler, Karina Vargas

OTHERS PRESENT:

VMS – Kathryn Bravata,
GRF – Juanita Skillman, James Hopkins, Yvonne Horton
United – Georgiana Willis, Ellen Leonard, Nancy Carlson, Maggie Blackwell

Call to Order

Director William Cowen, chaired and called the meeting to order at 1:33 p.m.

Acknowledgement of Media

The meeting was streamed via Granicus and Zoom for members of the community to participate virtually.

Approval of the Agenda

A motion was made to approve the agenda as presented. Hearing no objection, the motion to approve the agenda passed unanimously.

Approval of Meeting Report for July 29, 2024

Director Rane-Szostak made a motion to approve the committee report as presented. Director Choi Hoe seconded. Hearing no objections, the report was approved by consensus.

Chair's Remarks

Director Cowen expressed his gratitude to staff for all their hard work.

Member Comments (Items Not on the Agenda)

A resident asked about the 2024 budget, the number of financial statements across all mutual highlighting the Towers and VMS. She also inquired why other banking options hadn't been explored and if the franchise fee paid to the city had been reviewed. Staff explained that the 2024 Budget is located on page 3 of the Green book, available online for residents. This years Budget was set at \$122 million. Staff further clarified that there are three financial statements, one each for GRF, United, Third, while the Towers finances are handled by a separate management company. VMS Financials mainly cover payroll for all three organizations. Regarding the banking option, the current choice was made for its strong security feature. Staff informed that at this time the franchise fee contract is currently in the middle of its five-year contract.

A member asked to clarify the administrative fee located under the recreation department. Staff informed that they are unable to provide price breakdown for certain positions in an open session however the financial statements are located in the Greenbook for each of those facilities, under employee compensation.

A member inquired on what the shared cost under the administrative fee entail, Staff stated that the fees she is referring to is for the administrative offices.

Department Head Update

Steve Hormuth, Director of Financial Services, reported favorable financial highlights for period ending in July 31, 2024 He also noted that the final version of the 2025 Business Plan will be presented to the Board for approval on September 3, following the televised version 3 review that occurred on August 5.

Preliminary Financial Statements dated July 31, 2024

The committee reviewed the financial statements dated July 31, 2024. Questions were addressed and noted by staff.

Equestrian Center Cost Analysis

Steve Hormuth, Director of Financial Services, presented a staff report on expenses associated with the Equestrian Center. The report detailed the annual budget having increased by \$232K from 2023 to 2024. The last fee review was in March 2023 under the resolution 09-23-46, a subsequent meeting will be scheduled to recommend adjustments to the fees. Staff provided an oral presentation in response to some member inquiries.

Investment Advisory Services

Staff provided an oral update recommending the Committee evaluate the current investment advisor. Director Cowen agreed to the recommendation. No further action needed.

Endorsement from Standing Committees

Community Activities Committee- Director of Recreation and Special Events, Alison Giglio presented a staff report recommending that the Board of Directors approve a supplemental appropriation from the Facilities Fund in the amount of \$45,000. This funding would be allocated for a feasibility study to develop and review options for building a new pickleball facility.

Jeanne Costello, member of the Pickleball Club, presented a proposal to inform staff and members of the rising need for a new pickleball facility. The presentation detailed how the current pickleball courts can only accommodate a certain volume of members at a time with the demand for play times steadily increasing with its rising popularity.

Director Choi Hoe moved to endorse staff recommendation with an amended amount of up to 45K for the Pickleball Feasibility Study. Director Rane-Szostak seconded. Discussion ensued. Director Cowen proposed amending the resolution proposed to specify the funds be used to develop and review options for providing appropriate pickleball facilities instead of options for building a new pickleball facility. Director Choi Hoe accepted the friendly amendment. The motion passed with a 4-1 vote to be presented at the following Board meeting.

Future Agenda Items

- RV Fee Recommendations

Committee Member Comments

None.

Date of Next Meeting

Wednesday, October 16, 2024 at 1:30 p.m.

Recess to Closed Session

The meeting recessed to closed session at 3:47 p.m.

DRAFT

William Cowen, Chair

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OPEN MEETING

REPORT OF THE REGULAR MEETING OF THE GOLDEN RAIN FOUNDATION COMMUNITY ACTIVITIES COMMITTEE

Thursday, August 8, 2024 – 1:30 p.m.
Board Room/Virtual Meeting

MEMBERS PRESENT: Yvonne Horton, Chair, Joan Milliman, Reza Karimi, Alison Bok, Sue Quam, Sue Stephens, S.K. Park, Ajit Gidwani, Dennis Boudreau, Elsie Addington

MEMBERS ABSENT: Cush Bhada, Ellen Leonard, Peter Sanborn, all excused

OTHERS PRESENT: Juanita Skillman, Steve Leonard

STAFF PRESENT: Alison Giglio, Jennifer Murphy, Tom McCray, Jackie Chioni, Steve Hormuth, Sean Anthony

Call to Order

Chair Horton called the meeting to order at 1:36 p.m.

Acknowledgement of Media

There was no press present.

Approval of Agenda

Chair Horton made a motion to approve the agenda with addition under Recreation Request Forms to become agenda item number 9a. Director Quam seconded.

Motion passed unanimously.

Approval of Committee Report for July 11, 2024

Chair Horton made a motion to approve the report. Director Park seconded.

Motion passed unanimously.

Chair's Remarks

Chair Horton stated "trust gives GRF authority to make decisions regarding all of our amenities. At a recent GRF Finance Committee meeting where golf fees were discussed, knowing it is a sensitive subject, a director stated four to five directors board horses at the Equestrian Center. That statement is a fabrication as no directors, nor any personal friends of directors, have horses boarded at the Equestrian Center. I believe the statement was

strategic and inflammatory. Also, at the GRF meeting, directors wrote a letter in the open forum stating that the community has concerns about the operating expenses at the Equestrian Center. I haven't heard this complaint except for the letter writer. I repeat myself that the GRF board makes all the decisions when it comes to the amenities. Another question that was raised was the new vaulting program. This program is like yoga on horseback and it is age appropriate. A volunteer walks the horse around while the rider sits on the horse and does upper body stretches much like chair yoga. The person that gives the lesson has insurance and pays a stipend to the Equestrian Center. This is all GRF business." Chair Horton stated "this explanation was necessary as there is too much misinformation in the Village. The GRF board and our great staff work diligently to provide activities and entertainment at a reasonable price which is shared cost."

Report of the Recreation and Special Events Director

Ms. Giglio reported the following Recreation Department highlights: Summer Splash Day at pool 2 sold out on July 19 with 67 grandkids in attendance; all Recreation facilities located within Gate 12, including Clubhouse 2, Golf facilities, the 19 Restaurant, pool 2, lawn bowling and pickleball, will be closed Monday, August 12 for slurry coat seal in the parking lot; the process of hiring a new ceramic technician will occur in the near future; the Clubhouse 5 BBQ buffet in July had 182 in attendance; the hearing loop installation at Clubhouse 6 encountered a few issues and should be officially completed by the end of next week; landscape work will be done in the front of Clubhouse 6 over the next few weeks; Library volunteers worked 826 hours to support 2,374 visitors in July with 37 residents signed up for catalogue access and 2,957 items circulated through the desk; the number of residents using Library services was higher this month than any other month since the winter with usage of all items up, except CD books.

Ms. Giglio stated the parking lot will be closed on August 17 at Clubhouse 1 and the Library/History Center due to necessary slurry seal coat; Bocce will be closed for the day and the library is considering closing as well due to limited street parking; on Monday, August 12 there will be some prep work of asphalt slot patches that may impact the parking, but no full closure of the facilities.

Ms. Giglio reported the following Clubhouse 1 renovation update: the beautification of Clubhouse 1 remains on schedule for assumed completion by August 31, 2024. Recreation staff will plan to start transitioning back into the facility on September 3 after Memorial Day with an estimated soft opening of Monday, September 16. The transition plan includes moving furniture out of storage, hanging signs, flyer holders, rebuilding pool tables, completing minor projects that couldn't be achieved during construction (i.e. painting in areas that weren't included in the project scope), contacting clubs and rentals with move back days, transitioning staff from other clubhouses back to Clubhouse 1 as reservations are still at Clubhouse 6 and transitioning lifeguards to pool 1. Staff will strive to open pool 1 and the mini-gym earlier, but all will be contingent upon project items completion.

Ms. Giglio reported the following GRF board meeting update: The Korean American Association's request to donate cups was denied due to logo inclusion which is against the donation policy and would require an exception to be made; the Pickleball Club was approved to use the pickleball courts and parking lots at the Performing Arts Center and Clubhouse 5 for Laguna Woods Foundation's Good Neighbor Program events which are open to all residents. These events are the result of a contest which awarded funding to five recipients to host such events for community building.

Ms. Murphy stated the following: Clubhouse 2 will host a free patio concert on Saturday, August 24 from 4 to 6 p.m.; the free Monday movies, *What Happens Later* on August 19 and *A Haunting in Venice* on August 26, will be held at 2 and 7 p.m. at the Performing Arts Center; Clubhouse 5 will host an Italian buffet on August 26 at 5 p.m.; The Performing Arts Center will host the Bob Newhart Button Down Concert reshooting event on September 5 at 7 p.m.; Grandparents Fun Day will be hosted at Clubhouse 5 on September 7 from 11 a.m. to 2 p.m.; registration starts now at the Community Center Fitness Center for the annual Village Games starting October 7 with the closing ceremony at Clubhouse 5 on October 31; the Performing Arts Center will host Micky Dolenz of the Monkees on October 11 at 7:30 p.m.

Mr. McCray stated the following: the golf course remains very busy; El Toro Water District (ETWD) shut off the reclaimed water used for watering the greens for 48 hours; staff was able to work with ETWD to rectify the issue and the greens will recover from not being watered; the second new golfer orientation was held which was very successful; the Sunday twilight event hosted about 44 attendees; the fitting event hosted today was well received as usual; Garden Center plot rentals are full and staff is monitoring those which are not in compliance; Garden Center 2 volunteers are overseeing projects to beautify the areas that are neglected; the discussion of Garden Center club access to each center is ongoing.

Discussion ensued.

Member Comments (Items Not on the Agenda)

No members were present for Member Comments.

CONSENT

Chair Horton made a motion to approve the consent calendar. No second was recorded.

Motion passed unanimously.

REPORTS

Recreation Committee Request Forms – Members were called to speak regarding use of the multi-purpose room in the Community Center on December 20, 2024 from 5 to 9 p.m. as part of 90th birthday celebration; regarding security of the table tennis room with uninvited non-resident players mostly in evenings and weekends and would like to request a card reader installation for both entries of the table tennis room.

Director Bok made a motion to proceed to GRF board with resident plan to use MPR for birthday celebration in conjunction with the Table Tennis Club for table tennis access and to work with staff regarding suitable financial arrangements. Director Milliman seconded.

Motion passed 6-1. Director Park abstained.

Director Milliman made a motion to approve the recommendation of Resident offer to establish card readers at the exit and entrance of the table tennis room. Director Bok seconded.

Motion passed unanimously.

Staff was directed to create a staff report regarding the installation of card readers at both entries of the table tennis room in the Community Center and present to CAC in September.

Recreation Supervisor Introduction– Sean Anthony, head golf professional, introduced himself while stating his past experience and celebrating five years of being a staff member at Golf Operations.

ITEMS FOR DISCUSSION AND CONSIDERATION

Golf Fee Recommendation – Mr. Hormuth presented golf fee options and recommendations.

Director Park made a motion to recommend option B revised. Director Milliman seconded.

Discussion ensued.

Motion passed 6-1. Director Stephens opposed.

Pickleball Facility Request – Jeanne Costello presented the Pickleball Club request for a feasibility study for a dedicated pickleball facility.

Director Quam made a motion to recommend that the Board of Directors approve a supplemental appropriation from the Facilities Reserve Fund in the amount of \$45,000 for a Pickleball Feasibility Study to develop and review options for building a new pickleball facility and to report back to CAC for action. Director Park seconded.

Discussion ensued.

Motion passed 6-1. Director Stephens opposed.

ITEMS FOR FUTURE AGENDAS

Reservation System Review – Staff was directed to keep this item under Items for Future Agendas.

Recreation Policy Review – Staff was directed to keep this item under Items for Future Agendas.

Aquadettes Show – Staff was directed to keep this item under Items for Future Agendas.

CONCLUDING BUSINESS

Committee Member Comments

Director Park requested the pickleball court lights be turned off when play is completed.

Director Milliman stated good meeting and a lot to think about.

Director Quam inquired as to the addition of a future agenda item regarding clubs having signs in the PAC and would like a system, maybe use of existing marquees, to inform community of club information. Director Milliman inquired as to putting a message board on all marquee devices. Ms. Murphy stated the marquees are used for GRF Recreation activities/classes and staff can inquire with Village TV about adding the message board; she stated all free avenues for clubs to inform community of activities, including flyers, poster at the Performing Arts Center or Clubhouse 5 if event at said facility, website calendar, club website, Village TV, the Globe newspaper.

Director Stephens stated the pickleball facility feasibility study should include a rough cost estimate of each option and staff is to confirm if corporate member approval is necessary.

Date of Next Meeting

The next regular meeting of the GRF Community Activities Committee will be held both in the board room and virtually via the Zoom platform at 1:30 p.m. on Thursday, September 12, 2024.

Adjournment

There being no further business, the Chair adjourned the meeting at 4:01 p.m.

____Yvonne Horton____

Yvonne Horton, Chair

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OPEN MEETING

**REGULAR MEETING OF THE GOLDEN RAIN FOUNDATION
LANDSCAPE COMMITTEE
WEDNESDAY, August 14, 2024 – 1:30 P.M.
BOARD ROOM / VIRTUAL MEETING
Laguna Woods Village Community Center
24351 El Toro Road**

REPORT

COMMITTEE MEMBERS PRESENT: Chair – Cush Bhada, Donna Rane-Szostak, S.K. Park, Reza Karimi, Anthony Liberatore, Glenn Miller, Maggie Blackwell (substitute)

COMMITTEE MEMBERS ABSENT: Sue Quam

OTHERS PRESENT: Juanita Skillman (zoom)

STAFF PRESENT: Kurt Wiemann, Megan Feliz

1. Call Meeting to Order

Chair Bhada called the meeting to order at 1:33 p.m.

2. Acknowledgment of Media

No formal press was present.

3. Approval of the Agenda

Director Szostak moved to approve the agenda, and Director Liberatore seconded it. The agenda was approved without objection.

4. Approval of the Meeting Report for February 14, 2024

Director Miller moved to approve the agenda, and Director Liberatore seconded it. The report was approved without objection.

5. Chair Remarks

Chair Bhada acknowledged it was a lovely day. He passed his time over to Director Szostak; she updated everyone on the ETWD Community Advisory Group meeting she attended.

6. Guest Speaker- Matt Davenport, Monarch Environmental Inc.

Mr. Wiemann introduced Mr. Davenport and explained how the landscape performance review started. Mr. Davenport gave a brief overview of his background and the review he is conducting. Questions were asked and answered.

7. Department Head Update

a. CH 6 Update

Mr. Wiemann informed the committee that the staff had begun turf reduction on the slope by CH 6. It is a steep slope that the mower slides down when being mowed. This project is being completed for safety, it will be going full force over the next few weeks. Mr. Wiemann let the committee know they are refurbishing the front as well, to present a new look.

b. Aliso Creek Report

Mr. Wiemann notified everyone that the creek permit was expiring. The staff has already stated that they are working on a new license, which is pending. The clean-up was completed on Friday, and Mr. Wiemann will bring the report to the next meeting.

c. Charging Wall Update

Mr. Wiemann presented a PowerPoint presentation on the finished charging station. Questions were asked and answered.

8. Member Comments (Items Not on the Agenda)

- Member commented about moving the Willow trees by Aliso Creek and meeting report reflecting member comments.
- A member commented about the Willow trees blocking the creek view, the change in the material of the Aliso Creek bridge, and the creek needing heavier clean-up.
- A member commented on east end of the bridge and Weeping Willow, how the grass has become dead, the weeds are overgrowing, and how often the creek is cleaned up.
- A member commented on who is responsible for the landscape at the post office annex in the CH3 parking lot, asked the committee if they check the building, and asked the committee to give the landscape a grade for quality.
- A member commented that the landscape is dying at CH 1 and asked who is feeding the koi fish.
- A member commented, asking questions about Aliso Creek supervision period and the recurrence of the permits.

9. Response to Member's Comments

Mr. Wiemann responded to the member's comments.

Items for Discussion and Consideration

10. Concept Entry Gate Design

Mr. Wiemann presented the concept drawing to the committee and apologized as some arrived late yesterday. He asked the committee to take them home and review them. If they have any comments or suggestions, please email Mrs. Feliz no later than Monday, August 19, 2024. Mr. Wiemann stated that the staff has already rejected the lantana, and the designer will go with a different plant.

Future Agenda Items:

- Aliso Creek Summary

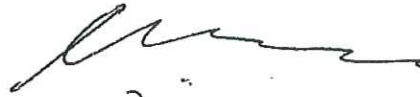
Concluding Business:

11. Committee Member Comments

Various committee comments made.

12. Date of Next Meeting – Wednesday, November 13 at 2:30 p.m.

13. Adjournment at 3:00 p.m.



Cush Bhada, Chair

Cush Bhada, Chair
Kurt Wiemann, Staff Officer
Telephone: 949-268-2565

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OPEN MEETING

**REPORT OF THE REGULAR MEETING OF THE
GOLDEN RAIN FOUNDATION
MAINTENANCE AND CONSTRUCTION COMMITTEE**

**Wednesday, August 14, 2024 – 9:30 a.m.
24351 El Toro Road, Laguna Woods, CA 92637
Board Room and Virtual with Zoom**

REPORT

MEMBERS PRESENT: Yvonne Horton – Chair, Gan Mukhopadhyay, Alison Bok, Sue Stephens

MEMBERS ABSENT: SK Park, Pearl Lee

OTHERS PRESENT: **GRF:** Juanita Skillman, Steve Leonard
Advisors: Bill Walsh, Ajit Gidwani

STAFF PRESENT: Guy West – Staff Officer & Projects Division Manager, Bart Mejia – Maintenance & Construction Assistant Director, Heather Ziemba – Projects Administrative Coordinator

1. Call to Order

Chair Horton called the meeting to order at 9:34 a.m.

2. Acknowledgement of Media

Chair Horton noted that no media was present.

3. Approval of the Agenda

A motion was made and duly seconded to move item 9 to the consent calendar. The agenda was approved, with this change, without objection.

4. Approval of Meeting Report from June 12, 2024

Hearing no objection, the meeting minutes were approved by unanimous consent.

5. Chair's Remarks

No remarks were made.

6. Department Head Update

Mr. West gave an update on the Clubhouse 1 parking lot seal coat work.

7. Member Comments

No member comments.

Consent:

All matters listed under the Consent Calendar are considered routine and will be enacted by the committee by one motion. In the event that an item is removed from the Consent Calendar by members of the committee, such item(s) shall be the subject of further discussion and action by the committee.

The consent calendar was approved unanimously.

8. ChargePoint Summary

9. Project Log

Items for Discussion and Consideration:

10. Clubhouse 1 Update

Mr. West provided a PowerPoint presentation to give an overview of the Clubhouse 1 Renovation project with current photos of progress. The project is scheduled to be completed in August.

11. Clubhouse 1 Pool Plaster Update

Mr. West provided a PowerPoint presentation with an overview of the Clubhouse 1 Pool Plastering project with photos of current progress.

12. Clubhouse 1 Pool Chemical Distribution Update

Mr. West provided a PowerPoint presentation with an overview of the Clubhouse 1 Pool Chemical Distribution project with photos of current progress. Discussion ensued regarding the prospect of this project being funded in future years for other pools.

13. Beam Replacement Update

Mr. West provided a PowerPoint presentation with an overview of the Clubhouse 1 Beam Replacement project with photos of current progress.

14. Hearing Loop Update

Mr. West provided a verbal update of the scope and progress of this project.

15. Welding Shop Update

Mr. West provided a PowerPoint presentation with an overview of the Welding Shop replacement project with photos of current progress.

16. Repair Shop Electrical Update

Mr. West provided a PowerPoint presentation with an overview of the Repair Shop Electrical Upgrade project with photos of current progress. Discussion ensued regarding the budget of this project.

17. Building C Roof Replacement Update

Mr. West provided a PowerPoint presentation with an overview of the Building C Roof Replacement project with photos of current progress.

18. Par 3 Canopy Options

Mr. West opened discussion with the report for this project. Discussion ensued. A motion was made to select option 1 and to add solar panel options for a shade structure as a future agenda item. The motion passed by a 4/0/0 vote.

Future Agenda Items: *All matters listed under Future Agenda Items are items for a future committee meeting. No action will be taken by the committee on these agenda items at this meeting.*

- EMS Status Update
- MelRok Energy Management System

Concluding Business:

19. Committee Member Comments

No committee member comments.

20. Date of Next Meeting: Wednesday, October 9, 2024 at 9:30 a.m.

21. Recess – The meeting was recessed at 10:44 a.m.

DRAFT

Yvonne Horton, Chair

Yvonne Horton, Chair
Guy West, Staff Officer
Telephone: 949-597-4625



OPEN MEETING

REGULAR MEETING OF THE GOLDEN RAIN FOUNDATION MEDIA AND COMMUNICATIONS COMMITTEE

**Monday, July 15, 2024 – 1:30 p.m.
Board Room / Virtual Hybrid Meeting**

REPORT

Members Present: Chair Joan Milliman; Directors Maggie Blackwell, Cris Prince, Peter Sanborn, Juanita Skillman, Georgiana Willis (arrived 1:37 p.m.); Alternates Donna Rane-Szostak, Moon Yun; Advisors Catherine Brians, Carmen Pacella (left 2:27 p.m.), Lucy Parker

Members Absent: Director James Cook (excused), Advisors Theresa Frost (excused), Tom Nash (excused)

Others Present: Third - Mark Laws; Richard Rader, William Hite; Urban Insight - Project Lead Ben Upham, Project Manager Nikita Aidasani, Creative Director Nick Dota

Staff Present: Jennings Lai, Catherine Laster, Susan Logan-McCracken, Ellyce Rothrock, Chuck Holland

1. Call to Order

The meeting was called to order at 1:32 p.m., and a quorum was established by Chair Milliman.

2. Acknowledgement of Media

None present.

3. Approval of Agenda

Approved by unanimous consent.

4. Approval of Report for April 15, 2024

Approved by unanimous consent.

5. Chair's Remarks

Chair Milliman welcomed the committee and recommended reading the May/June and July/August editions of the Village Breeze.

6. Member Comments

There were no member comments.

Items for Discussion

7. Urban Insight Website Presentation – Chuck Holland

Mr. Holland introduced a presentation by representatives from Urban Insight, the contractor developing the new community website.

Mr. Upham introduced himself and the other Urban Insight presenters.

Ms. Aidasani discussed insights gained from interviewing residents and potential residents for the user experience and usability evaluation summaries.

Mr. Dota showed wireframes, designs and color palettes for the website homepage and landing pages and demonstrated prototypes of how the website will look on a laptop and a mobile device.

Mr. Upham discussed development updates, content migration and search function improvements, and gave a tour of the website. He stated that the website is built in WordPress and hosted by Pantheon.

Mr. Holland discussed single sign-on technology for document access.

Committee questions and discussions that ensued included:

- Searching documents using filtered searches
- Requesting archived records dated prior to 2017
- Searching for real estate listings on the Sales and Leasing landing page
- Linking to the Towers website
- ADA compliance
- Homepage photography and videos
- Budget that had been previously allocated for website development
- Single sign-on feature
- Language translation
- Defining the difference between a condo and co-op
- Estimated completion date of early October

Director Laws further discussed resident log-in and records requests, and volunteered to be a tester for the website.

Mr. Rader commended the work done and suggested the website be used for communication between the boards and the community, including resolutions on 28-day notice. Discussion ensued.

8. Media and Communications Report – Ellyce Rothrock

Ms. Rothrock highlighted from the Media and Communications Activities Report:

- Daily website and Facebook updates
- Jobs tracked through Trello
- The Village Breeze adding cover blurbs for the first time
- Two employee newsletters distributed
- Weekly “What’s Up in the Village” email blasts
- Weekly press releases sent to the Globe
- GRF and mutual presidents’ email messages
- Connections and Pathways flyer
- Resident Services trifold brochure
- Lowest and highest open rates above standard across all industries
- Attendance for the new resident orientations
- Surveys for VMS and United boards
- Tasking for Village 60th-anniversary event

Ms. Rothrock also discussed working with the former docents on a new presentation format for prospective, new and existing residents.

Director Blackwell asked what the Contacts column on the iContact Report represents. Ms. Rothrock explained that column represents our various email subscriber lists maintained in iContact.

Mr. Rader highlighted the Connections and Pathways flyer listing 15 ways to get in touch with Village boards and management.

Director Yun asked whether iContact is used for email addresses only. Ms. Rothrock confirmed. Discussion ensued about the subscriber lists.

Mr. Hite offered a suggestion for grandparents to enjoy a Saturday matinee with their grandchildren and offered to print out a list of DVD movies in his possession. He also asked about a MeTV cartoon channel. Ms. Rothrock said she would forward his information to Village Television for follow-up. Discussion ensued.

Items for Future Agendas

None

Concluding Business

Committee Member Comments

Advisor Brians and Advisor Parker said it was a very good meeting.

Director Sanborn suggested a website update meeting before the next regular meeting date. Chair Milliman agreed the committee might need to call a special meeting.

Director Blackwell suggested announcing that children's movies are available on DVD at the Village Library for residents to check out.

Director Milliman reminded the committee about a suggestion to include GRF in the new resident orientations. She asked about updating the website and commended the Village Breeze and all the work the staff does. She discussed getting the word out about the Village Library, which offers materials in nine different languages.

Ms. Rothrock said she would be happy to work up an announcement for "What's Up in the Village." The Village Library brochure is included in the handouts at the new resident orientations. Discussion ensued.

Ms. McCracken thanked everyone for their input.

Director Rand-Szostak thanked Chuck Holland, the team and Urban Insight for their work on the website.

Chair Milliman thanked everyone for their efforts.

Date of Next Meeting – Monday, October 21, 2024, at 1:30 p.m.

Adjournment

Chair Milliman adjourned the meeting at 3:24 p.m.

p.p. Joan Milliman / SLM
Joan Milliman, Chair
Media and Communications Committee

**REPORT OF REGULAR MEETING OF THE GOLDEN RAIN FOUNDATION
MOBILITY AND VEHICLES COMMITTEE**

**Wednesday, August 07, 2024 – 1:30 p.m.
Laguna Woods Village Community Center Board Room
24351 El Toro Road, Laguna Woods, CA 92637**

MEMBERS PRESENT: Steve Leonard Chair, Cush Bhada, Alison Bok,
Nancy Carlson, SK Park, Juanita Skillman,
Sue Stephens, Moon Yun, Vashti Williams (Advisor)

OTHERS PRESENT:

STAFF PRESENT: Robert Carroll, Francisco Perez, Miguel Camarena,
Joana Rocha

1. Call to Order

Chair Skillman called the meeting to order at 11:00 a.m.

2. Acknowledgment of Media

None present.

3. Approval of the Agenda

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

4. Approval of Meeting Report for May 15, 2024

The meeting report for May 15, 2024, was unanimously approved as written.

5. Chair's Remarks

Chair Steve Leonard introduced himself as the new chair of the Mobility and Vehicles Committee. He thanked everyone for the opportunity and gave a short background on the many committees he has worked with.

6. Member Comments (Items Not on the Agenda)

- No member comments.

7. Response to Member Comments

- No response to member comments.

8. Director's Report

Mr. Carroll gave the committee an overview of the Laguna Woods Village transportation ridership for the Fixed-Route, Journey, and BOOST programs.

Mr. Carroll provided dates and locations for the upcoming Transportation pop-up booth.

- Director Bok asked about the definition of trips by route, the cost per user and per trip for the fixed route service, and whether the paratransit program is subsidized. Mr. Carroll explained and promised to address these topics in the following agenda item. Director Bok also inquired about potential subsidies for the paratransit program.
- Director Carlson said that the program being mentioned is an advantage program for people who get Medicare; it is delivered through insurance companies
- Director Skillman inquired about whether an individual had applied for transportation coverage. Do we need to keep track of the ridership to bill Medicare? Director Carlson mentioned that this is solely between the individual and the insurance. This is nothing the village has to do from an accounting standpoint

A brief discussion followed between the committee.

Items for Discussion

9. Transportation Budget by Program – Presentation

Mr. Carroll gave a presentation on the transportation budget by program. He reviewed the cost per program per manor per month and covered the benefits of our Transportation system. A discussion followed about other transportation possibilities.

Items for Future Agendas

None

Concluding Business:

Committee Member Comments - None

Date of Next Meeting – Wednesday, November 6, 2024, at 1:30 p.m.

Adjournment - The meeting was adjourned at 2:58 p.m.

DRAFT

Steve Leonard, Chair

Steve Leonard, Chair
Robert Carroll, Staff Officer
Telephone: 949-597-4242



OPEN MEETING

**REPORT OF THE REGULAR MEETING OF THE
GOLDEN RAIN FOUNDATION
SECURITY AND COMMUNITY ACCESS COMMITTEE**

**Wednesday, June 26, 2024 - 1:30 P.M.
24351 El Toro Road, Laguna Woods, CA 92637
Board Room/Virtual Meeting**

Directors Present: Chair: Juanita Skillman, Maggie Blackwell, Nancy Carlson, Reza Karimi, S.K. Park, Sue Stephens, Donna Rane- Szotak

Directors Absent: NONE

Staff Present: Carmen Aguilar, Alycia Magnuson, Eric Nuñez

Others Present: None

1. Call to Order

Chair Skillman called the meeting to order at 1:30 p.m.

2. Acknowledgment of Press

There was no media present.

3. Approval of the Agenda

Chair Skillman requested an approval of the agenda June 26, 2024

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

4. Approval of the Meeting Report

There being no objections, the meeting minutes of April 24, 2024, were approved with pending correction by unanimous consent.

5. Chair's Remarks

Chair Skillman spoke on the following items:

- Expressed disappointment the Golden Rain Foundation Operating Rules for Traffic Rules and Regulations aren't done. Chief Nuñez will follow up with Compliance Department on this matter.

6. Members' Comments

- A member commented on adding stop signs to the following locations; Estrada/ Majorca and Aragon/ Sevilla by making them 3 way stops. Member also,

mentioned gate ambassadors should hold guest lane to not open the same time as the resident lane. Gates in questions are 1,2,3,4 and 5.

- A member commented Gate 3 should be checking passes before raising the arm to let guest into the community.
- A member commented he would like to see more handicapped parking spaces.
- Member Arnold Quigley presented his aisle presentation in regards to the 4-way stop signs on Sevilla/ Mendoza. Currently there are 2 way stop signs. Mr. Quigley wants to know when will the Engineering study be presented.

Reports

7. Update on Jacob and Green and Associates

Chief Nuñez commented on the following:

- Mr. Simmons from Jacob Green and Associates will be at the DPTF Committee meeting on Tuesday, July 30, 2024 at 9:30 a.m. where he will be sharing the GAP analysis and the development of tabletop exercises for staff and community.

8. Update on Quigley Stop Sign Request

Chief Nuñez informed Mr. Quigley the Engineering study will be presented at the GRF board meeting on Tuesday, August 6, 2024.

9. Security Statistics Update

The following security statistics updates were discussed:

- RV Lot
 - Price increase will be discussed at the next finance meeting on Wednesday, August 21, 2024.
- Notice of Violations
 - The stats continue to show S-Code 0610 (FAILURE TO OBEY STOP SIGN) - is 46.8% of all the citations written.
- Flashing Stop Signs
 - It was recommended committee leave this program alone it's a small contribution but not cost effective.
- Orange County Sheriff Department
 - Total of 8 violations in the community the information was obtained via www.occrimemapping.
- Compliance Notice of Violation stats
 - Had a total of 810
- Self-Initiated Supervisor Foot Patrol
 - Light request makes 42.17% of the foot patrol. Our Supervisors are making sure the lights are working properly during the night in breezeways, and around the community.
 - 33.73% is made up of maintenance request

- Social Services
 - An average of 20 deaths per month and an average of 22 calls for per day for OCFA coming into the community.

10. Noteworthy Incidents

The following noteworthy were shared:

- A 7-year-old was missing the information was broadcasted to all units and the child was located a few doors down less than 15 minutes a few doors down from his location. He was distracted looking at butterflies.
- Resident expressed his gratitude for Officer **David Faughn** when he came to the assist with the front door not closing properly.
- Resident expressed his appreciation for the return of his lost phone Officer **Bridgette Portuguese** he said, this meant a lot to him.
- Resident shared how grateful she was for Officer **James Rea** for removing a cook top that was dumped in a trash bin. Ms. Brown requested he put it in the trunk of her vehicle she will then take it to a recycling facility.
- Gate Supervisor **Sarah Harris** would like to recognize Supervisor **Josh Kuresa** "I solicited the assistance of Supervisor Joshua Kuresa for maintenance tasks that have saved the company hundreds of dollars in service requests, that would otherwise be invoiced to our Security department by the company's vendors."

Additionally, Kuresa has been instrumental in following through with Washer/Dryer, coin box replacement tasks and taking the initiative to complete those work orders promptly and efficiently.

Kuresa has been a true asset to the team!

I am grateful for all of the assistance.

Items for Discussion and Consideration

11. Golf Path CH 7 Speed bumps and stop sign

- Golf Cart path is not being used appropriately and golf cart drivers evade the path by driving onto the landscaping by causing damage to the esthetic scenery by not using the path.
- There are two style of speed bumps are currently on the golf path one is concrete and are lower to go over smoothly and the other is temporally speed bumps which makes going over the speed bump very bumping and causes damage to golf carts.
- Director S.K. Park suggested to divert the golf cart path into the parking lot so golf cart drivers don't go through where the tennis court walkway is located.
- Director S.K. Park suggested to have an Engineering Visibility study to install a golf cart path into the parking lot. He would like to know what the cost would be for the study. This topic was brought up at M & C meeting and it was diverted back to SCAC. However, this is not a safety issue and

therefore, it should be discussed with M & C.

12. Items for Future Agendas

- Traffic Rules
- A publication that states all vehicles must have RFID
- Smart I.D.

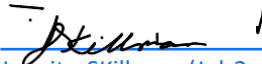
Concluding Business

13. Committee Member Comments

- Laguna Woods Mutual No. Fifty director Sue Stephens mentioned, she could not get into the Director's lounge with her badge. In another occasion director's Sue Stephen's and Nancy Carlson had to wait to be let into the director's lounge.
- Director Nancy Carlson suggested Chair Juanita Skillman email directors for future agenda topics for the upcoming meeting.

14. Date of Next Meeting – The next meeting will be held in the board room and virtually via zoom platform on Wednesday, August 28, 2024 at 1:30 p.m.

15. Adjournment 4:23 p.m.


Juanita Skillman (Jul 2, 2024 16:17 PDT)

Juanita Skillman, Chair
Security and Community Access
Committee



OPEN MEETING

**REPORT OF THE REGULAR MEETING OF THE
GOLDEN RAIN FOUNDATION
DISASTER PREPAREDNESS TASK FORCE**

**Tuesday, July 30, 2024 - 9:30 A.M.
24351 El Toro Road, Laguna Woods, CA 92637
Board Room/Virtual Meeting**

Directors Present: Rick Kopps, Moon Yun, Gan Mukhopadhyay, S.K. Park, Juanita Skillman, Sue Stephens, Donna Rane-Szostak, Georgina Willis

Directors Absent: Anthony Liberatore

Staff Present: Eric Nuñez, Dan Lurie, Carmen Aguilar, Alycia Magnuson

Others Present: None

1. Call to Order

Chair Eric Nuñez called the meeting to order at 9:32 a.m.

2. Acknowledgment of Press

There was no media present.

3. Approval of the Agenda

Chair Eric Nuñez requested an approval of the agenda.

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

4. Approval of the Meeting Report

There being no objections, the meeting minutes of May 28, 2024, were approved by unanimous consent.

5. Co-Chair's Remarks

Co-Chair Director Skillman spoke on the following items:

- Memorial Care event held on Monday, July 29 at Clubhouse 2 was good however, notification was a little late to residents.
- There were DPFT volunteer applications left for those who wish to sign up.
- There should be better communication on attendance for Radio Drill.

6. Members' Comments

- A member commented on Antenna installation has taken long time.
- A member commented on residents being properly trained on disaster preparedness.
- A member suggested DPTF should have an office a least 5 days week to answer questions and to promote trainings within the community.
- A member commented on proper procedure renting a room out under a company department (no fee) example, Security Department, the proper procedure is for the resident to contact the Admin / Coordinator for that department with date, time and location of Clubhouse. This way the resident renting the room representing a department can be assisted with any question's residents may have.

Reports

7. GRF Board- None

8. United Board- None

9. Third Board- None

10. Towers Board- None

11. Pet Evacuation Sub Committee- None

Items for Discussion and Consideration

12. Antenna Project

Dan Lurie informed the committee all of the approvals have been met. The equipment will be handed off to contractor, next week there is an anticipated pre-scheduled meeting with contractor and Project Manager to discuss:

- ☐ Sequence of installation
- ☐ Starting and finishing dates for each location
- ☐ Coordination needed with Projects staff for inspections or follow-up

13. DPTF Expo info

The event is scheduled for Tuesday, October 8, 2024 at clubhouse 5 (tentatively from 10:00 a.m. to 1:00 p.m.)

We are currently in the organization stage with clubhouse 5 vendors, Earthquake simulator, OCSD, Memorial Care, OCSD and many more.

14. Jacob Green and Associates

William Simmons Presented the DRAFT GAP Analysis to the committee requesting input. He introduced Planning Organization, Equipment, Training Exercising (POETE)

- ☐ He recommends updating the Emergency Operations Plan and Continuity of Operations Plan to outline what the community needs in an emergency.
- ☐ The current plans currently overpromise the community involvement during an emergency.
- ☐ The goal is not to duplicate City's efforts and responsibility when an emergency is presented.

ITEMS FOR FUTURE AGENDAS:

15. To Be Determined

- ☐ New draft GAP Analysis presented at the next DPTF meeting.
- ☐ An Antenna installation plan has been requested to be presented at the next DPTF meeting.

Concluding Business

16. Committee Member Comments

- Director Donna Rane-Szostak commented she is excited about all the new talent.
- Director Juanita Skillman commented her disappointment in the Radio Drill this morning.

17. Date of Next Meeting will be held both in the board room and virtually via the zoom platform at 9:30 A.M. Tuesday, September 24, 2024.

18. Adjournment 11:25 a.m.

Eric R. Nuñez

Eric R. Nuñez (Aug 13, 2024 15:33 PDT)

Eric R. Nuñez, Chair
Security and Community Access
Committee

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