



OPEN SESSION

Minutes of the Regular Meeting of the Golden Rain Foundation Tuesday, December 3, 2019, 9:30 a.m. 24351 El Toro Road, Laguna Woods, California

Directors Present: Bunny Carpenter, Judith Troutman, Joe Fitzekam, Egon Garthoffner, Pat English, Beth Perak, Annette Sabol Soule, Jim Matson, Bert Moldow, Don Tibbetts, and Yvonne Horton

Directors Absent: None

Staff Present: Jeff Parker-CEO, Siobhan Foster-COO, Eileen Paulin, Brian Gruner, Ernesto Munoz, Christine Spahr, Chris Laugenour, Chuck Holland, Tim Moy, Betty Parker, Cheryl Silva and Grant Schultz

Others Present: United Mutual: Juanita Skillman, Elsie Addington, Cash Achrekar
VMS: Dick Rader
Mutual 50: Ryna Rothberg, June Greenwald

1. Call to Order

President Carpenter called the meeting to order at 9:30 a.m.

2. Pledge of Allegiance

Director Fitzekam led the meeting in the Pledge of Allegiance to the Flag.

3. Acknowledgment of Media

A representative of the Laguna Woods Globe and the Village Television Camera Crew, by way of remote cameras, were acknowledged.

4. Approval of Agenda

Director Moldow made a motion to approve the agenda. The motion was seconded by Director Soule.

- Motion to amend agenda with the removal of agenda item 11b and 15a; item 11d moved to unfinished business item 12e

President Carpenter called for the vote on the agenda as amended and the motion passed unanimously.

5. Approval of Minutes

5a. Special Open Meeting on October 24, 2019

5b. Regular Open Meeting on November 5, 2019

5c. GRF Organizational Meeting on November 13, 2019

Director Soule made the motion to approve the minutes. The motion was seconded by Director Perak.

President Carpenter called for the vote on the minutes as amended and the motion passed unanimously.

6. Report of the Chair

President Carpenter commented that she will strive to bring the GRF Board together as a team. Hearing from the members is important to the Board in order to improve the Member's experience living in Laguna Woods.

7. Disaster Preparedness Task Force Update Report—Director Troutman

Director Troutman gave an update from the last Disaster Preparedness Task Force Meeting on November 26, 2019. Great Shake Out was held on October 17 at 10:17 a.m. First Responders will go to the Good Neighbor Captains first in the event of an emergency. Director Troutman further commented that volunteering is important in a disaster. The next meeting will be held on January 28, 2020, at 9:30 a.m. in the Board Room. She encouraged every resident to complete that Code Red form for emergencies.

8. CEO Report

Jeff Parker-CEO and Siobhan Foster-COO gave a report on upcoming community events and updates on current projects:

- The Village 2020 Business Plans has been mailed out to residents;
- The holiday hours at VMS and GRF facilities are posted on the website;
- 2020 Monthly Bulky Trash Item Collection Schedule is posted on the website, bulky items can be placed by your nearest trash enclosure the night prior no later than 7 a.m. on the day of collection;
- SCE Issues Local Aerial Inspection Notice. Inspection will be occurring by drones over the next few weeks by SCE. This has been approved by Security;
- A New Search tool has been added on website;
- Two important informational meetings will be held in December for the new Transportation services coming to the Village in January: Tuesday, December 17, 1 p.m. at the Towers Lortscher Hall and Wednesday, December 18, 10 a.m. at Clubhouse 1 Main Lounge;
- Holiday transportation schedule is available on the website;
- Fourth Annual Holiday Festival will be held on Saturday, December 7 at 6 p.m. at Clubhouse 2

9. Open Forum (Three Minutes per Speaker)

Members spoke on the following topics:

- A Member commented about the benefits of the Laguna Woods Village Foundation programs that assist with financial problems. Programs available include: the Care program that reduces electricity costs, Lifeline program that helps with telephone bills, and Care Ambulance that helps with transportation to the hospital and health insurance assistance;
- A Member commented about a problem installing water for the horse stall. She gave her complaint to the Board Members;
- A Member commented about reimbursement for veterinarian bill incurred due to blood work needed for her horse and issues with the horse feed;
- A Member commented about the inability to reserve a room at clubhouse 2 for a family event in July 2020 and asked the board for assistance;
- A Member offered assistance in developing a fall prevention program for Laguna Woods Village;
- The President of the Tennis Club spoke in favor of the tennis court improvement contract and encouraged members to volunteer at the tennis courts;
- A Member encouraged residents to considering donating to the local Village charities: Village Community Fund and Laguna Wood Village Foundation. She asked resident to submit project suggestions to the Village Community Fund. The purpose of the Village Community Fund is to provide upgrades to the Village;
- A Member commented about the need for volunteers for the Disaster Preparedness Task Force and recommended looking in to the Wellness in the Woods Club regarding the fall prevention program.
- A Member thanked staff for the Christmas decorations in the Community Center lobby;
- A Member welcomed the new board members, the new President Carpenter and thanked Director Perak for her past leadership. The member asked that agenda item 11a be removed from the consent calendar due to opposition to the tennis center contract.

10. Responses to Open Forum Speakers

Several Directors responded to and provided input regarding member comments.

- Director English thanked the member for their input on the Disaster Preparedness Task Force;
- Director Perak and Soule responded about the proposed fall preventions program. They encouraged the Member to speak with the CEO and examine the Saddleback fall preventions program.
- Director Perak and Fitzekam commented that today is Giving Tuesday and asked residents to consider donating to the Laguna Woods Foundation and the Village Community Fund. In addition, proved

suggestions for project ideas to the Village Community Fund.

- Several Directors responded about the problems at the Equestrian Center and asked staff to look into the issues.
- Director Troutman commented that the issues at the Equestrian Center will be discussed in closed session today;

11. Consent Calendar

Recommendation from the Maintenance & Construction Committee:

- 11a.** Recommendation to Award a Contract for Tennis Center Building Improvements (contingent on approval of the Board in closed session)

This item was removed from the Consent Calendar

- 11b.** Approve a Resolution for Supplemental Appropriation for Gate 11 Renovations

Recommendation from the Finance Committee:

- 11c.** Consistent with its statutory obligations a subcommittee of the Board consisting of the Treasurer and at least one other board member reviewed and approved Golden Rain Foundation financials for the month of October 2019 and by this vote ratify that such review be confirmed in this month's Board Member Open Session Meeting minutes.

This item was removed from the Consent Calendar for discussion under Unfinished Business agenda item 12e.

- 11d.** Approve the Revised GRF Committee Appointment Resolution

A Member request to speak on agenda item 11a before the consent calendar was approved, President Carpenter allowed the member to speak. The member spoke against approving the Tennis Center Building Improvement Contract.

Director Troutman made a motion to approve the Consent Calendar as amended. It was seconded by Director Fitzekam and passed unanimously.

12. Unfinished Business

- 12a.** Entertain a Motion to Adopt a Resolution to Eliminate the Use of Vehicle Decal Stickers as of 2021

Director Garthoffner, Secretary of the Board, read the following resolution:

RESOLUTION 90-19-56 **VEHICLE DECAL STICKERS**

WHEREAS, all resident-owned motor vehicles are required to be registered with GRF and display a community decal sticker, which is required to be updated annually; and

WHEREAS, the Resident Services Division updates vehicle decals stickers for residents on a yearly basis by way of a community-wide mailing; and

WHEREAS, implementation of gate access technology at all housing gatehouses has required radio frequency identification (RFID) tags to be attached to all registered vehicles; and

WHEREAS, license plate readers (LPR's) and PlateSmart technology at each gatehouse capture every vehicle entering and leaving the community,

NOW THEREFORE BE IT RESOLVED, December 3, 2019, that the Board of Directors hereby approves to eliminate the vehicle decal annual stickers as of January 1, 2021, and require the use of vehicle RFID tags; and

RESOLVED FURTHER, that the Vehicle, Traffic, and Parking Rules and Regulations shall be updated to recognize the elimination of the vehicle decal annual stickers; 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.

November Initial Notification
28-day notification for member review and comment to comply with Civil Code §4360 has been satisfied.

Director Garthoffner made a motion to approve a Resolution to Eliminate the Use of Vehicle Decal Stickers as of 2021. Director English seconded the motion.

Discussion ensued among the directors.

Director Soule made a motion to accept staff's recommendation with the exception of new vehicles will get new stickers until that can receive an RFID. The motion fails due to lack of second.

CEO Parker spoke on the issue of gate access.

Tim Moy, Director of Security and Community Access, addressed the Board regarding the problem of gate access.

President Carpenter called for the vote and the motion passed 7-4-0 (Directors Soule, Perak, Carpenter, Moldow opposed).

12b. Entertain a Motion to Adopt a Resolution to Increase the Cost and Authorize a GRF Additional Occupancy Fee

Director Garthoffner, Secretary of the Board, read the following resolution:

RESOLUTION 90-19-57
GRF ADDITIONAL OCCUPANCY FEE

WHEREAS, the GRF assessment for net operating costs and reserve contributions is divided equally by the number of units in the Community, regardless of how many individuals occupy a unit.

WHEREAS, an Additional Occupant Fee is charged for each individual in excess of two occupants residing in unit, to account for additional use of community services and facilities.

WHEREAS, the board periodically reviews fees as part of the business planning process to determine adequacy of revenues and shared costs.

NOW THEREFORE BE IT RESOLVED, December 3, 2019, that the Board of Directors of this Corporation hereby sets the Additional Occupant Fee at \$100 per manor per month for each additional occupant over two, to offset costs incurred by the extra occupants, to be effective January 1, 2020.

RESOLVED FURTHER, that such fee shall be reflected on the Fee Schedule.

RESOLVED FURTHER, that Resolution 90-17-28 adopted September 5, 2017 is hereby superseded and cancelled on the effective date of January 1, 2020.

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

November Initial Notification

28-day notification for member review and comment to comply with Civil Code §4360 has been satisfied.

Director Garthoffner made a motion to approve a resolution to increase the GRF Occupancy Fee. Director English seconded the motion.

Discussion ensued among the Directors.

Director Troutman called for the vote and the motion passed unanimously (President Carpenter and Director Garthoffner were absent for the vote).

12c. Entertain a Motion to Adopt a Resolution to Increase the Late Charges for Fines, Fees and Chargeable Services

Director Garthoffner, Secretary of the Board, read the following resolution:

RESOLUTION 90-19-58
LATE CHARGE – CHARGEABLE SERVICES

WHEREAS, certain services and charges for which the corporation is not financially responsible (Fines, Fees, and Chargeable Services) are billed to the members.

WHEREAS, a late charge is assessed on delinquent chargeable service accounts, intended to offset costs associated with collection efforts.

WHEREAS, the board periodically reviews fees as part of the business planning process to determine adequacy of revenues and shared costs.

NOW THEREFORE BE IT RESOLVED, December 3, 2019, that the Board of Directors hereby approves a late charge for fines, fees, and chargeable services performed and billed to residents at a flat fee of \$35 per month of delinquency, charged 31 days after the date of the original invoice, effective January 1, 2020.

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.

November Initial Notification

28-day notification for member review and comment to comply with Civil Code §4360 has been satisfied.

Director Garthoffner made a motion to approve a resolution to increase late charges for fines, fees and chargeable services. Director Moldow seconded the motion.

Discussion ensued among the Directors.

Director English made a motion to amend the price to be \$25 dollars instead of \$35. The motion fails due to lack of second.

President Carpenter called for the vote and the motion passed 9-1-0 (Director English opposed, Director Perak was absent for the vote).

12d. Entertain a Motion to Adopt the Resolutions for 2020 Recreation Pricing Policy Updates

Director Garthoffner, Secretary of the Board, read the following resolution:

RESOLUTION 90-19-59
ROOM RESERVATION RATE PRICING POLICY

WHEREAS, according to Resolution 90-12-132, which established guidelines for shared costs and fees, certain fees can be imposed upon users of various recreational facilities in order to control crowding, to minimize over-usage, and to recover operating costs.

WHEREAS, the board periodically reviews fees as part of the business planning process to determine adequacy of revenues and shared costs and their adoption of the 2020 Business Plan included certain fee changes.

NOW THEREFORE BE IT RESOLVED, December 3, 2019, that the Board of Directors of this Corporation hereby adopts the following revisions to the Room Reservation Rate Pricing Policy:

Resident Room Reservation Fee

I. An equal hourly rate will be applied for private party, club and church/religious reservations.

II. A Resident Room Reservation Fee shall be charged for the amount of time required for the use of a reservable room, beginning with a two-hour minimum and increasing in hourly increments thereafter, with large ballrooms and main lounges requiring a four-hour minimum.

III. A Setup Fee shall be charged for the time blocked out prior to and/or after each reservation necessary to prepare/cleanup the room, during which the room is not available to other users.

IV. The reservation and setup fees shall be based on the estimated hourly cost of each reservable room, rounded up to the nearest dollar, and will be adjusted annually on the basis of annual operational costs, capital costs, reservable hours, and a percentage to be shared by the Community at large.

V. The percentage to be shared by the Community at large to maintain an equitable and reasonable division between the user and the monthly assessment shall be ~~82~~ 80 percent for all rooms.

VI. The charge for Performing Arts Center Auditorium Event with Admission shall be a flat fee of \$395 per day.

Reservation Exception Rates

A rate that is different from the resident rate shall apply to all room reservations that meet the criteria for the "Exception Rate" as defined in the GRF Recreation Department Policy. This rate shall be applied as follows:

I. An exception rate room reservation fee shall be charged for the amount of time required for the use of a reservable room, beginning with a two-hour minimum and increasing in hourly increments thereafter with large ballrooms and main lounges requiring a four-hour minimum.

II. In the case of the Performing Arts Center Auditorium, the exception rate room reservation fee shall be charged on a daily basis.

III. A setup fee shall be charged for the time blocked out prior to and/or after each reservation necessary to prepare/clean-up the room, during which time the room is not available to other users.

IV. The exception rate room reservation fee and setup fee shall be based on the lowest hourly rental fee charged for similar facilities outside of the Village, but in the local area, ~~discounted by 50 percent~~; and rounded up to the nearest dollar.

V. For Performing Arts Center Auditorium, the exception rate shall be based on the lowest daily per-seat rental fee charged for similar facilities outside of the Village, but in the local area, ~~discounted by 50 percent~~; and rounded up to the nearest dollar.

VI. The exception rate room reservation fees will be adjusted periodically on the basis of changes in the external rental fees and the percentage discount; then reflected on the fee schedule.

RESOLVED FURTHER, that this resolution shall be effective January 1, 2020, at which time Resolution 90-17-36 adopted November 7, 2017, is hereby superseded and canceled; and

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

November Initial Notification

28-day notification for member review and comment to comply with Civil Code §4360 has been satisfied.

Director Garthoffner made a motion to approve the resolution for the Room Reservation Rate Pricing Policy. The motion was seconded by Director Soule.

Discussion ensued among the directors.

President Carpenter called for the vote and the motion passed unanimously.

Director Garthoffner, Secretary of the Board, read the following resolution:

RESOLUTION 90-19-xx
EQUESTRIAN CENTER PRICING POLICY

WHEREAS, according to Resolution 90-12-132, which established guidelines for shared costs and fees, certain fees can be imposed upon users of various recreational facilities in order to control crowding, to minimize over-usage, and to recover operating costs.

WHEREAS, the board periodically reviews fees as part of the business planning process to determine adequacy of revenues and shared costs and their adoption of the 2020 Business Plan included certain fee changes.

NOW THEREFORE BE IT RESOLVED, December 3, 2019, that the Board of Directors of the Corporation hereby adopts a revised GRF Pricing policy relative to the Equestrian Center:

Horse Boarding and Horse Feed Fees

- A Horse Boarding Fee shall be charged, monthly, to residents who wish to board their horse(s) at the Equestrian Center.
- The fee, rounded up to the nearest dollar, shall be based on the estimated monthly cost to board a resident-owned or leased horse, and **65%** shared (subsidized) by the community at large.
- The fee will be adjusted annually on the basis of changes to the operational costs, depreciation costs, and percentage shared by the community at large.
- The GRF Board of Directors will periodically review the estimated monthly cost of boarded horses and determine what shared percentage to apply in order to maintain an equitable and reasonable division between the user and the monthly assessment (per Resolution 90-12-132, Guidelines for Shared Costs and Fees).
- The cost of feed will be fully absorbed by the resident based on their selection from the menu of options with the addition of a 10% Administrative Service Fee.

~~Horse Trailer Storage & Horse Transportation Fees~~

- If space allows, residents may store their horse trailers at the Equestrian Center. The fee to store a horse trailer shall be 50% of the ~~same as that charged~~ charge for a recreational vehicle in the RV Storage Lots.
- ~~GRF shall be reimbursed the cost of transporting a horse for a resident. The costs include: labor, fuel, and wear and tear on the trailer and vehicle.~~
- Emergency veterinarian ~~transportation~~ transportation services only will be offered at member's expense.

Trail Ride Fees

- A separate fee shall be charged for trail rides for residents and their guest(s).
- The fees, rounded up to the nearest dollar, shall be based on: the estimated hourly cost of labor and the cost of the horse used to lead the trail ride; and
 - for residents, 50% ~~64%~~ shared (subsidized) by the community at large
 - for guests, 25% mark up of resident shared cost fee.
- The fee will be adjusted annually on the basis of changes to the operational costs, depreciation costs, percentage shared by the community at large for residents, and percentage mark up for guests.

Lesson Fees

- Fees shall be charged for individual and group lessons for residents and their guest(s).
- The fees, rounded up to the nearest dollar, shall be based on: the estimated hourly cost of labor and the cost of the horse used to provide the lesson; and
 - for residents, 50% ~~64%~~ shared (subsidized) by the community at large
 - for guests, 25% mark up of resident shared cost fee.
- The fee will be adjusted annually on the basis of changes to the operational costs, depreciation costs, percentage shared by the community at large for residents, and percentage mark up for guests.

Horse Rental Fee

- A resident fee and a guest fee shall be charged for the use of a GRF owned horse for lessons and trail rides.
- The fees, rounded up to the nearest dollar, shall be based on the estimated hourly cost of a GRF owned horse; and
 - for residents, 50% ~~64%~~ shared (subsidized) by the community at large
 - for guests, 25% mark up of resident shared cost fee.

- The fee will be adjusted annually on the basis of changes to the operational costs, depreciation costs, percentage shared by the community at large for residents, and percentage mark up for guests.

RESOLVED FURTHER, that this resolution shall be effective January 1, 2020, at which time Resolution 90-15-02 adopted January 6, 2015, is hereby superseded and canceled; and

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

November Initial Notification

28-day notification for member review and comment to comply with Civil Code §4360 has been satisfied.

Director Garthoffner made a motion to send the resolution for 2020 Equestrian Center Pricing Policy Updates back to committee. The motion was seconded by Director Troutman.

Discussion ensued among the directors.

President Carpenter called for the vote to send this resolution back to committee and the motion passed 9-1-0 (Director Tibbetts opposed).

Director Garthoffner, Secretary of the Board, read the following resolution:

RESOLUTION 90-19-61
GARDEN CENTER PRICING POLICY

WHEREAS, according to Resolution 90-12-132, which established guidelines for shared costs and certain fees, can be imposed upon users of various recreational facilities in order to control crowding, to minimize over-usage, and to recover operating costs.

WHEREAS, the board periodically reviews fees as part of the business planning process to determine adequacy of revenues and shared costs and their adoption of the 2020 Business Plan included certain fee changes.

NOW THEREFORE BE IT RESOLVED, December 3, 2019, that the Board of Directors of the Corporation hereby adopts the GRF Garden Center Pricing Policy:

Garden Center Rental Pricing Policy

- Garden Plot Rental Fee shall be charged annually for each type of plot (Garden Plot, Tree Plot, and Shade Area Bench)

- The Plot Rental Fee, rounded up to the nearest dollar, shall be based on the estimated annual per square foot cost of the facility applied to the maximum square feet per size category of Garden plots and the average square feet for Tree and Shade Area Bench Plots; and will be adjusted annually on the basis of annual operational costs, capital costs, and the percentage(s) shared (subsidized) by the community at large as illustrated in the table below:

Plot Type	Percentage Shared by the Community*
Garden Plots	68
Tree Plots	82 90
Shade Area Bench	68

*Per Resolution 90-12-132, Guidelines for Shared Costs & Fees, 1% to 99%

If grandfathered up to 400 Sq. Ft., the resident will pay for two Garden plots.

- The GRF Board of Directors will periodically review the estimated annual cost of each plot type and determine what shared percentage to apply in order to maintain an equitable and reasonable division between the user and the monthly assessment (per Resolution 90-12-132, Guidelines for Shared Costs and Fees)

RESOLVED FURTHER, that rototilling and plot clean-up services will become chargeable services and shall be removed from the Fee Schedule;

RESOLVED FURTHER, that this resolution shall be effective January 1, 2020 at which time Resolution 90-17-05 adopted February 7, 2017, is hereby superseded and canceled; and

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

November Initial Notification

28-day notification for member review and comment to comply with Civil Code §4360 has been satisfied.

Director Garthoffner made a motion to approve the resolution for 2020 Garden Center Pricing Policy Updates. The motion was seconded by Director English.

Discussion ensued among the directors.

Betty Parker answered questions from the Board regarding the tree plot subsidy

decrease.

President Carpenter called for the vote and the motion passed unanimously.

Director Garthoffner, Secretary of the Board, read the following resolution:

RESOLUTION 90-19-62
BRIDGE ROOM GUEST FEE

WHEREAS, according to Resolution 90-12-132, which established guidelines for shared costs and fees certain fees, can be imposed upon users of various recreational facilities in order to control crowding, to minimize over-usage, and to recover operating costs.

WHEREAS, on December 2, 2008, by way of Resolution 90-08-92, the Board of Directors of this Corporation approved the current Bridge Room Guest Fee of \$4.00 per guest per day.

WHEREAS, the board periodically reviews fees as part of the business planning process to determine adequacy of revenues and shared costs and their adoption of the 2020 Business Plan included certain fee changes.

NOW THEREFORE BE IT RESOLVED, December 3, 2019, that the Board of Directors hereby revises the Bridge Room Guest Fee to \$5.00 per guest per day.

RESOLVED FURTHER; that guest fees shall be collected on behalf of and submitted to GRF in a timely manner with accounting records.

RESOLVED FURTHER, that this resolution shall be effective January 1, 2020, at which time Resolution 90-08-92 adopted December 2, 2008, is hereby superseded and canceled; and

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

November Initial Notification
28-day notification for member review and comment to comply with Civil Code §4360 has been satisfied.

Director Garthoffner made a motion to approve a resolution for 2020 Bridge Room Pricing Policy updates. Director English seconded the motion.

Discussion ensued among the Directors.

Brian Gruner from Recreation addressed the Board regarding the Guest Fee.

President Carpenter called for the vote and the motion passed unanimously.

12e. Approve the Revised GRF Committee Appointment Resolution

Director Garthoffner, Secretary of the Board, read the following resolution:

RESOLUTION 90-19-63
GRF Committee Appointments

RESOLVED December 3, 2019, that the following persons are hereby appointed and ratified to serve on the Committees of this Corporation:

Business Planning Committee

Pat English, Chair (GRF)
Bunny Carpenter (GRF)
Yvonne Horton (GRF)
~~Beth Perak, (GRF)~~
~~Diane Phelps, Chair (GRF)~~
Jon Pearlstone, (Third)
Steve Parsons, ~~Alternate~~ (Third)
Lynn Jarrett, Alternate (Third)
~~Rosemarie diLorenzo, (Third)~~
Sue Margolis (United)
Manuel Armendariz (United)
Elsie Addington, Alternate
~~(United) Gary Morrison, (United)~~
~~Juanita Skillman, (United)~~
Al Amado, (Mutual 50)

Community Activities Committee

Joe Fitzekam, Chair (GRF)
Bunny Carpenter ~~(Third~~ GRF)
Yvonne Horton (GRF)
~~Annette Sabol Soule, Chair (GRF)~~
~~Jean Milliman, (GRF)~~
~~Diane Phelps, (GRF)~~
Cush Bhada, (Third)
Annie McCary, ~~Alternate~~ (Third)
Jon Pearlstone, Alternate (Third)
Craig Wayne, Alternate (Third)
~~Sue Margolis, (United)~~
Andre Torng, (United)
Juanita Skillman, ~~Alternate~~ (United)

Elsie Addington, Alternate (United)
Ryna Rothberg, (Mutual 50)

Finance Committee

Pat English, Chair (GRF)
Judith Troutman (GRF)
Annette Sabol Soule (GRF)
~~Beth Perak, (GRF)~~
~~Diane Phelps, Chair (GRF)~~
Jon Pearlstone, (Third)
Steve Parsons, ~~Alternate~~ (Third)
Reza Karimi, Alternate (Third)
Robert Mutchnick, Alternate (Third)
~~Rosemarie diLorenzo, (Third)~~
Sue Margolis (United)
Elsie Addington (United)
Manuel Armendariz, Alternate (United)
~~Gary Morrison, (United)~~
~~Juanita Skillman, (United)~~
~~Carl Randazzo, Alternate (United)~~
Al Amado, (Mutual 50)

Purchasing Ad Hoc Committee (new)

Bunny Carpenter, Chair (GRF)
Judith Troutman (GRF)
Annette Sabol Soule (GRF)
Carl Randazzo (United)
Manuel Armendariz (United)
Brian Gilmore, Alternate (United)

Landscape Committee

Bert Moldow, Chair (GRF)
Jim Matson, (GRF)
Yvonne Horton (GRF)
~~Judith Troutman, (GRF)~~
Lynn Jarrett, (Third)
Reza Karimi, (Third)
Ralph Engdahl, Alternate (Third)
~~Jon Pearlstone, Alternate (Third)~~
Manuel Armendariz, (United)
Andre Torng (United)
Neda Ardani, Alternate (United)
~~Maggie Blackwell, (United)~~
~~Anthony Liberatore, Alternate, (United)~~
Vacant (Mutual 50)

Maintenance & Construction Committee

Jim Matson, Chair (GRF)
Egon Garthoffner, Co-Chair (GRF)
Joe Fitzekam (GRF)
~~Don Tibbetts, (GRF)~~
~~Bunny Carpenter, (Third GRF)~~
~~Richard Palmer, (GRF)~~
Jon Pearlstone (Third)
Cush Bhada, ~~Alternate~~ (Third)
John Frankel, Alternate (Third)
Craig Wayne, Alternate (Third)
Robert Mutchnick, Alternate (Third)
~~Steve Parsons, Alternate (Third)~~
Carl Randazzo, (United)
Reza Bastani (United)
Brian Gilmore, Alternate (United)
~~Gary Morrison, (United)~~
~~Sue Margolis, Alternate (United)~~
Ryna Rothberg, (Mutual 50)

PAC Renovation Ad Hoc Committee

Judith Troutman, Chair (GRF)
Joe Fitzekam (GRF)
Bunny Carpenter (GRF) Beth
~~Perak, Chair (GRF)~~
~~Joan Milliman, (GRF)~~
~~Richard Palmer, (GRF)~~
Jon Pearlstone, (Third)
Cush Bhada, (Third)
John Frankel, Alternate (Third)
Steve Parsons, Alternate (Third)
Carl Randazzo, (United)
Juanita Skillman, ~~Alternate~~ (United)
Sue Margolis, Alternate (United) Board
Members by Rotation (Mutual 50)

Media and Communications

Annette Sabol Soule, Chair (GRF)
Pat English (GRF)
Beth Perak (GRF)
~~Bunny Carpenter, Alternate (Third)~~
~~Joan Milliman, Chair (GRF)~~
Annie McCary (Third)
Lynn Jarrett, ~~Alternate~~ (Third)
Craig Wayne, Alternate (Third)
~~Roy Bruninghaus, (Third)~~

Juanita Skillman, ~~Alternate~~ (United)
Elsie Addington, (United)
Neda Ardani, Alternate (United)
~~Maggie Blackwell, (United)~~
Ryna Rothberg, (Mutual 50)

Mobility & Vehicles Committee

Judith Troutman, Chair (GRF)
Don Tibbetts, Co-Chair (GRF)
Egon Garthoffner (GRF)
~~Ray Gros, Chair (GRF)~~
Craig Wayne (Third)
John Frankel, (Third)
Cush Bhada, Alternate (Third)
Jon Pearlstone, Alternate (Third)
~~Lynn Jarrett, Alternate (Third)~~
Elsie Addington, (United)
Reza Bastani (United)
Brian Gilmore, Alternate (United)
~~Andre Torng, (United)~~
~~Juanita Skillman, Alternate (United)~~
John Dalis, (Mutual 50)

Security and Community Access

Don Tibbetts, Chair (GRF)
Bert Moldow (GRF)
Jim Matson (GRF)
~~Pat English, (GRF)~~
~~Ray Gros (GRF)~~
Reza Karimi (Third)
Robert Mutchnick (Third)
Ralph Engdahl, Alternate (Third)
Steve Parsons, Alternate (Third)
~~John Frankel (Third)~~
~~Annie McCary, (Third)~~
~~Roy Bruninghaus, Alternate (Third)~~
Neda Ardani (United)
Cash Achrekar (United)
Brian Gilmore, Alternate (United)
~~Reza Bastani, (United)~~
~~Anthony Liberatore, (United)~~
~~Carl Randazzo, Alternate (United)~~
John Dalis (Mutual 50)

RESOLVED FURTHER, that Resolution 90-19-41 adopted September 3, 2019,
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.

OTHER COMMITTEES:

Disaster Preparedness Task Force

Judith Troutman, Chair (GRF)
Annette Sabol Soule, (GRF)
Bert Moldow, (GRF)
John Frankel, (Third)
Annie McCary, (Third)
Ralph Engdahl, Alternate (Third)
Craig Wayne, Alternate (Third)
~~Roy Bruninghaus, Alternate (Third)~~
~~Steve Parsons, Alternate (Third)~~
Cash Achrekar, (United)
Neda Ardani (United)
Reza Bastani, Alternate (United)
~~Gary Morrison, (United)~~
Board Members by Rotation (Mutual 50)

Laguna Woods Village Traffic Hearings

Egon Garthoffner (GRF)
Don Tibbetts (GRF)
Judith Troutman (GRF)
~~Ray Gros, Chair (GRF)~~
Craig Wayne (Third)
Robert Mutchnick (Third)
Annie McCary, Alternate (Third)
Ralph Engdahl, Alternate (Third)
~~John Frankel (Third)~~
~~Reza Karimi, Alternate (Third)~~
Elsie Addington (United)
Neda Ardani, Alternate (United)
~~Andre Torng (United)~~
~~Cash Achrekar, Alternate (United)~~
Board Members by Rotation (Mutual 50)

Village Energy Task Force

~~Steve Leonard~~, Chair
Carl Randazzo, Vice Chair (United)
Bert Moldow (GRF)
~~Richard Palmer~~ (GRF)
John Frankel (Third)
Cush Bhada, (Third)

Ralph Engdahl, Alternate (Third)
Reza Karimi, Alternate (Third)
Craig Wayne, Alternate (Third)
Sue Margolis (United)
Board Members by Rotation (Mutual 50)

Some Members asked for changes to the Committee Appointments.

Director Garthoffner made a motion to approve the Committee Appointments as amended. The motion was seconded by Director Troutman and passed unanimously (Director Soule absent for the vote).

13. New Business

13a. Presentation on High Definition Channels and Streaming Services – Chuck Holland

Chuck Holland, Director of Broadband Services, gave a presentation on High Definition Channels and Streaming Services:

Modernization Efforts:

1. Replacement of all standard definition (SD) set-top-boxes
2. Covert to all high definition (HD) channels where possible
3. Simplify channels

Reduction Efforts:

1. Strategic removal of overly weighted cable programming contracts
2. Alternative solutions by streaming online

Future options:

1. Look at possible third party alternatives; hybrid solutions

Chuck Holland answered questions from the board.

13b. Entertain a Motion to Approve the Proposed Ridership Agreement with Lyft, Inc. (contingent on approval of the Board in closed session)

Director English made a motion to approve the proposed ridership agreement with Lyft, Inc. contingent on approval of the Board in closed session. Director Tibbetts seconded the motion.

Discussion ensued among the directors.

Chris Langenour answered questions from the Board.

President Carpenter called for the vote and the motion and it passed 9-2-0 (Directors Soule and English opposed).

- 13c.** Ratify GRF/VMS Director Appointment of Diane Phelps to be seated at the VMS Annual Meeting on December 18, 2019

Director Moldow made a motion to ratify the appointment of GRF/VMS Director Diane Phelps to be seated at the VMS Annual Meeting on December 18, 2019. Director Soule seconded the motion and the motion passed 10-1-0 (Director Troutman opposed).

- 13d.** Entertain a Motion to Accept Applications and Appoint GRF/VMS Directors in November (after the GRF Annual Meeting in November)

Director Garthoffner made a motion to accept applications and appoint GRF/VMS Directors in November after the GRF Annual Meeting. The motion was seconded by Director Troutman.

Discussion ensues among the Directors.

President Carpenter called for a vote and the motion failed 1-9-0 (President Carpenter approved).

- 14.** The Board took a 10 minute break.

15. Committee Reports

- 15a.** Report of the Finance Committee/Financial Reports – Director English gave a presentation on the Treasurer's Report, resale and leasing updates. The Committee met on October 23, 2019; next meeting December 18, 2019, at 1:30 p.m. in the Board Room.

- Alternative Revenue and Cost Sharing Task Force – Removed by Director English
- Investment Fund Task Force – Director English

- 15b.** Report of the Community Activity Committee – Director Soule gave an update from the last Committee meeting and reported on upcoming events and clubhouse maintenance. The Committee met on November 14 2019; next meeting January 9, 2020, at 1:30 p.m. in the Board Room.

- Laguna Hills redevelopment project is going to feature an outdoor amphitheater. The Developer hopes the amphitheater will host concerts that residents can enjoy.

- 15c.** Report of the Landscape Committee – Director Moldow gave an update from the Landscape Committee. The Committee met on August 14, 2019; next meeting December 4, 2019, at 9:30 a.m. in the Board Room.
- 15d.** Report of the Maintenance & Construction Committee – Director Matson gave an update from the last Maintenance & Construction Committee. The Committee met on October 9, 2019; next meeting will be Friday, December 13, 2019, at 8:00 a.m. in the Board Room. The committee did not meet last month.
- Report of the Performing Arts Center (PAC) Renovation Ad Hoc Committee - Director Perak. The Committee met on November 20, 2019; next meeting Thursday, December 12 at 2:00 p.m. in the Board Room.
 - Report of Village Energy Task Force – Director Moldow gave an update from the last meeting. The Task Force met on September 4, 2019. Next meeting TBA.
- 15e.** Report of the Media & Communications Committee – Director Soule gave an update from the Media & Communications Committee. The Committee met on November 18, 2019; next meeting December 16, 2019, at 1:30 p.m. in the Board Room.
- Thrive Report – Directors Perak. The Task Force met on November 21, 2019. The next meeting December 4, 2019 at 9:00 a.m. in the Sycamore Room.
- 15f.** Report of the Mobility & Vehicles Committee – Director Troutman gave an update from the Mobility & Vehicles Committee. The Committee met on October 29, 2019; next meeting TBA.
- 15g.** Report of the Security & Community Access Committee – Director Tibbetts gave an update from the Security & Community Access Committee. The Committee met on October 28, 2019; next meeting December 23, 2019, at 1:30 p.m. in the Board Room.
- 16. Future Agenda Items** - *All matters listed under Future Agenda Items are Resolutions on 30-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.*
- a. Discuss Director Access to Records According to Corporate Code §8334;
 - b. Donation by Bah'ail Club of a Bench for Aliso Creek and Two Plumeria Trees at Clubhouse 6
 - c. Formation of a Research Advisory Committee

17. Directors' Comments

- Director Horton commented on the success of the Thrive Program;
- Director Perak commented that today is Giving Tuesday and encouraged resident to donate to the Village foundations. Thrive meeting is tomorrow at 9:30 a.m.
- Director Fitzekam commented on the importance of treating the animals at the Equestrian Center properly;
- Director Troutman mentioned Market Center donations will help the community;
- Director Moldow asked that the board meetings be shortened;
- Director Tibbetts thanked the two United members that stayed until the end of the meeting;
- Several Directors commented on a good first meeting of the new board.
- President Carpenter appreciated the support received today.

- 18. 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.*

The meeting was recessed at 1:49 p.m.

Summary of Previous Closed Session Meetings per Civil Code Section §4935.

During the November 5, 2019, Regular Closed Session, the Board:

Approved the Agenda

Approved the Minutes of:

(a) September 20, 2019— Special Closed Session

(b) September 30, 2019—Special Closed Session

(c) October 1, 2019—Regular Closed Session

Discussed and Consider Member Matters

Discussed Personnel Matters

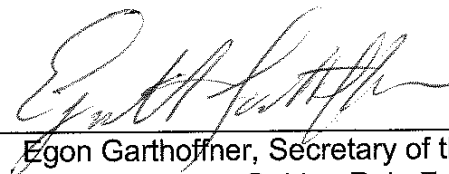
Discussed Contractual Matters

Discussed and Considered Litigation Matters

Discussed Litigation Report Summary

19. Adjournment

The meeting was adjourned at 5:10 p.m.



Egon Garthoffner, Secretary of the Board
Golden Rain Foundation

RESOLUTION 90-19-59

Room Reservation Rate Pricing Policy

WHEREAS, according to Resolution 90-12-132, which established guidelines for shared costs and fees, certain fees can be imposed upon users of various recreational facilities in order to control crowding, to minimize over-usage, and to recover operating costs.

WHEREAS, the board periodically reviews fees as part of the business planning process to determine adequacy of revenues and shared costs and their adoption of the 2020 Business Plan included certain fee changes.

NOW THEREFORE BE IT RESOLVED, December 3, 2019, that the Board of Directors of this Corporation hereby adopts the following revisions to the Room Reservation Rate Pricing Policy:

Resident Room Reservation Fee

- I. An equal hourly rate will be applied for private party, club and church/religious reservations.
- II. A Resident Room Reservation Fee shall be charged for the amount of time required for the use of a reservable room, beginning with a two-hour minimum and increasing in hourly increments thereafter, with large ballrooms and main lounges requiring a four-hour minimum.
- III. A Setup Fee shall be charged for the time blocked out prior to and/or after each reservation necessary to prepare/cleanup the room, during which the room is not available to other users.
- IV. The reservation and setup fees shall be based on the estimated hourly cost of each reservable room, rounded up to the nearest dollar, and will be adjusted annually on the basis of annual operational costs, capital costs, reservable hours, and a percentage to be shared by the Community at large.
- V. The percentage to be shared by the Community at large to maintain an equitable and reasonable division between the user and the monthly assessment shall be 80 percent for all rooms.
- VI. The charge for Performing Arts Center Auditorium Event with Admission shall be a flat fee of \$395 per day.

Reservation Exception Rates

A rate that is different from the resident rate shall apply to all room reservations that meet the criteria for the "Exception Rate" as defined in the GRF Recreation Department Policy. This rate shall be applied as follows:

- I. An exception rate room reservation fee shall be charged for the amount of time required for the use of a reservable room, beginning with a two-hour minimum and increasing in hourly increments thereafter with large ballrooms and main lounges requiring a four-hour minimum.
- II. In the case of the Performing Arts Center Auditorium, the exception rate room reservation fee shall be charged on a daily basis.
- III. A setup fee shall be charged for the time blocked out prior to and/or after each reservation necessary to prepare/clean-up the room, during which time the room is not available to other users.
- IV. The exception rate room reservation fee and setup fee shall be based on the lowest hourly rental fee charged for similar facilities outside of the Village, but in the local area; and rounded up to the nearest dollar.
- V. For Performing Arts Center Auditorium, the exception rate shall be based on the lowest daily per-seat rental fee charged for similar facilities outside of the Village, but in the local area, and rounded up to the nearest dollar.
- VI. The exception rate room reservation fees will be adjusted periodically on the basis of changes in the external rental fees and the percentage discount; then reflected on the fee schedule.

RESOLVED FURTHER, that this resolution shall be effective January 1, 2020, at which time Resolution 90-17-36 adopted November 7, 2017, is hereby superseded and canceled; and

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

November Initial Notification

28-day notification for Member review and comment to comply with Civil Code §4360 has been satisfied.



SCHEDULE OF ROOM RENTAL FEES - RESIDENTS

Subsidy = 80% Shared / 20% User Fee

Reservable Room*	2019 Rate Per Hour	2019 2-Hr Min w/Setup	2020 Rate Per Hour	2020 2-Hr Min w/Setup
CC Rooms & Conference Rooms				
CC - Elm Room	\$1.00	\$3.00	\$1.00	\$3.00
CC - Pine Room	\$1.00	\$3.00	\$1.00	\$3.00
CH1 - Conference Room	\$1.00	\$2.00	\$1.00	\$2.00
PAC - Conference Room	\$1.00	\$2.00	\$1.00	\$2.00
VG - Clubroom 1	\$2.00	\$5.00	\$4.00	\$10.00
VG - Clubroom 2	\$2.00	\$5.00	\$4.00	\$10.00
VG - Clubroom 3	\$2.00	\$5.00	\$4.00	\$10.00
Multi-Purpose Rooms				
CH1 - Multi-Purpose Room	\$3.00	\$9.00	\$3.00	\$9.00
CH1 - Art Studio	\$3.00	\$9.00	\$3.00	\$9.00
CH5 - Multipurpose Room	\$3.00	\$9.00	\$3.00	\$9.00
CH6 - Multipurpose Room	\$2.00	\$6.00	\$2.00	\$6.00
Small Dining Rooms				
CH1 - Dining Room 2	\$1.00	\$3.00	\$1.00	\$3.00
CH1 - Dining Room 3	\$1.00	\$3.00	\$1.00	\$3.00
CH2 - The Los Olivos	\$1.00	\$3.00	\$1.00	\$3.00
CH2 - The Grevillea	\$1.00	\$3.00	\$1.00	\$3.00
Large Dining Rooms				
PAC - Dining Room 1	\$5.00	\$15.00	\$5.00	\$15.00
PAC - Dining Room 2	\$5.00	\$15.00	\$5.00	\$15.00
Other				
PAC - Rehearsal Room	\$2.00	\$6.00	\$2.00	\$6.00
PAC - Auditorium	\$17.00	\$34.00	\$19.00	\$38.00
PAC - Auditorium Performance Package	\$20.00	\$40.00	\$23.00	\$46.00
PAC - Auditorium Event w/Admission	\$395 per day		\$395 per day	
All Patios	Patios are only available by renting the adjacent room. See rates above.		Patios are only available by renting the adjacent room. See rates above.	

Reservable Room*	2019 Room Rate per Hour	2019 4-Hr Min w/Setup	2020 Room Rate per Hour	2020 4-Hr Min w/Setup
Main Lounges				
CH1 - Main Lounge	\$7.00	\$41.00	\$8.00	\$47.00
CH2 - The Sequoia (Including Patio)	\$8.00	\$47.00	\$10.00	\$59.00
CH5 - Main Lounge (Stage Side) Total	\$11.00	\$61.00	\$13.00	\$71.00
CH5 - Main Lounge (Back Side) Total	\$8.00	\$44.00	\$9.00	\$49.00
CH5 - Main Lounge (All) Total	\$17.00	\$101.00	\$19.00	\$113.00
CH6 - Main Lounge	\$5.00	\$25.00	\$5.00	\$25.00
CH7 - Main Lounge	\$5.00	\$28.00	\$7.00	\$38.00

* CC = Community Center; CH = Clubhouse; PAC = Performing Arts Center; VG = Village Greens



SCHEDULE OF ROOM RENTAL FEES - EXCEPTION RATES

Subsidy = 0% Shared / 100% User Fee

Reservable Room*	2019 Rate Per Hour	2019 2-Hr Min w/Setup	2020 Rate Per Hour	2020 2-Hr Min w/Setup
CC Rooms & Conference Rooms				
CC - Elm Room	\$14.00	\$35.00	\$27.00	\$68.00
CC - Pine Room	\$12.00	\$30.00	\$24.00	\$60.00
CC - Spruce Room	\$15.00	\$38.00	\$30.00	\$75.00
CH1 - Conference Room	\$5.00	\$10.00	\$10.00	\$20.00
PAC - Conference Room	\$6.00	\$12.00	\$12.00	\$24.00
VG - Clubroom 1	\$10.00	\$25.00	\$20.00	\$50.00
VG - Clubroom 2	\$10.00	\$25.00	\$20.00	\$50.00
VG - Clubroom 3	\$10.00	\$25.00	\$20.00	\$50.00
Multi-Purpose Rooms				
CH1 - Multi-Purpose Room	\$33.00	\$99.00	\$66.00	\$198.00
CH1 - Art Studio	\$40.00	\$120.00	\$80.00	\$240.00
CH5 - Multipurpose Room 1	\$26.00	\$78.00	\$52.00	\$156.00
CH6 - Multipurpose Room	\$16.00	\$48.00	\$32.00	\$96.00
Small Dining Rooms				
CH1 - Dining Room 2	\$32.00	\$96.00	\$63.00	\$189.00
CH1 - Dining Room 3	\$32.00	\$96.00	\$63.00	\$189.00
CH2 - The Los Olivos	\$28.00	\$84.00	\$55.00	\$165.00
CH2 - The Grevillea	\$28.00	\$84.00	\$56.00	\$168.00
Large Dining Rooms				
PAC - Dining Room 1	\$57.00	\$285.00	\$114.00	\$570.00
PAC - Dining Room 2	\$57.00	\$285.00	\$114.00	\$570.00
Other				
PAC - Rehearsal Room	\$24.00	\$72.00	\$48.00	\$144.00
PAC - Auditorium	\$1,454.00		\$2,908.00	
PAC - Auditorium Performance Package	\$1,454.00		\$2,908.00	

Reservable Room*	2019 Rate Per Hour	2019 4-Hr Min w/Setup	2020 Rate Per Hour	2020 4-Hr Min w/Setup
Main Lounges				
CH1 - Main Lounge	\$126.00	\$755.00	\$251.00	\$1,505.00
CH2 - The Sequoia (Including Patio)	\$128.00	\$768.00	\$256.00	\$1,535.00
CH5 - Main Lounge (Stage Side) Total	\$173.00	\$952.00	\$346.00	\$1,903.00
CH5 - Main Lounge (Back Side) Total	\$125.00	\$687.00	\$250.00	\$1,374.00
CH5 - Main Lounge (All) Total	\$242.00	\$1,452.00	\$484.00	\$2,903.00
CH6 - Main Lounge	\$46.00	\$230.00	\$91.00	\$455.00
CH7 - Main Lounge	\$105.00	\$577.00	\$210.00	\$1,154.00

* CC = Community Center; CH = Clubhouse; PAC = Performing Arts Center; VG = Village Greens