



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, October 5, 2021, 9:30 a.m.
24351 El Toro Road, Laguna Woods, California
Board Room/Virtual Meeting

Directors Present: Bunny Carpenter, Egon Garthoffner, James Hopkins, Don Tibbetts, Gan Mukhopadhyay, Joan Milliman, Debbie Dotson, Yvonne Horton, Jon Pearlstone, Maggie Blackwell

Directors Absent: None

Staff Present: Jeff Parker-CEO, Siobhan Foster-COO, Eileen Paulin, Connie Habal, Cindy Shoffeitt, Brian Gruner, Ian Barnette, Bart Mejia, Cheryl Silva, and Grant Schultz

Others Present: Third: Ralph Engdahl
Mutual 50: John Carter
VMS: Diane Phelps, Juanita Skillman

1. Call Meeting to Order / Establish Quorum – President Carpenter, Chair

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

2. Pledge of Allegiance

Director Tibbetts led the Pledge of Allegiance to the Flag.

3. Acknowledgment of Media

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

4. Approval of Agenda

President Carpenter asked if the board had any changes to the agenda.

Debbie Dotson wanted to revise the Committee Appointments.

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

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5. Approval of Minutes

- a. August 26, 2021 – Agenda Prep Open Meeting
- b. September 7, 2021 – Regular Open Meeting

Hearing no changes or objections, the minutes of August 26, 2021, Agenda Prep Open Meeting, were approved unanimously.

Hearing no changes or objections, the minutes of September 7, 2021, Regular Open Meeting were approved unanimously.

6. Report of the Chair

President Carpenter congratulated Maggie Blackwell who was elected to the United Board. This leaves a vacancy on the GRF Board and there will be a special election to fill this vacancy.

7. CEO/COO Report

Jeff Parker-CEO and Siobhan Foster-COO gave a report on the following items:

- Update on COVID-19: The number of positive COVID cases continues to decrease within Orange County. Hospitalizations are at 242 people, with 62 people in the ICU. VMS is following the California Department of Public Health (CDPH) and Orange County Health agency guidelines.
- GRF Insurance renewal process has completed and the board is moving forward with property and casualty insurance.
- Clubhouse 1 fitness center equipment will be moving back inside.
- Tennis court washing and resurfacing.
- Slurry seal of the PAC parking lot.
- Annual Reservation lottery held by the Recreation and Special Events Department. To enter pick up lottery cards in the Recreation office or email a request to recreation@vmsinc.org. The program starts October 11, 2021, please complete and return by Monday, October 29, 2021.
- PAC box office is now online and residents can obtain tickets through tickets.lagunawoodsvillage.com.
- Holiday buffet are scheduled for Thanksgiving at Clubhouse 5 tickets go on sale Thursday, October 28, 2021 at the Clubhouse 5 office. Tickets for Christmas at Clubhouse 5 go on sale December 2, 2021, at the Clubhouse 5 office.

8. Open Forum (Three Minutes per Speaker)

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

President Carpenter asked staff for member comments in the board room:

- A member commented about the Laguna Woods Foundation and what the foundation does to help the residents. National Good Neighbor day was September 25 and she encouraged everyone to be kind to their neighbors.
- A member spoke about Community Concepts of Laguna Woods Village which

is a group of musicians that perform concerts throughout the year. Because of COVID restrictions they have not be able to advertise. He requested permission to post advertisements at the clubhouses.

Connie Habal, Executive Assistant, read email comments from members:

- A member commented about transportation, bus service has been cut.
- A member asked when board meetings when board meeting will be held again in person.
- A member commented about climate change and requested the board approve additional SCE electric charging stations for increasing number of electrical vehicles.
- A member commented about water usage at the golf course.

9. Responses to Open Forum Speakers

The following are responses to the open forum speakers:

- President Carpenter commented due to COVID, the board has decided to meet virtually. They will be discussing hybrid meeting during closed session.
- Director Milliman asked the board if the posters can be approved for the Community Concepts of Laguna Woods Village for their concerts.
- Director Dotson responded the board is working on EV Charging Stations.
- Director Tibbetts commented about EV charging stations.
- Director Garthoffner encouraged the resident to attend the M&V Committee regarding to discuss the bus service.
- Director Horton commented about the water usage at the golf course. Landscape Services is looking into different ways to save water.
- Director Milliman commented the golf course is watered by recyclable water.

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) shall 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 August 2021, and by this vote ratified that such review be confirmed in this month's board member open session meeting minutes.

10b. Approve a Resolution to Update the GRF Committee Appointments

RESOLUTION 90-21-35 **GRF Committee Appointments**

RESOLVED October 5, 2021, that the following persons are hereby appointed and

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ratified to serve on the Committees of this Corporation:

Strategic Planning Committee

Debbie Dotson, Chair (GRF)

~~Jon Pearlstone, Chair (GRF)~~

James Hopkins (GRF)

Gan Mukhopadhyay, Alternate (GRF)

Robert Mutchnick (Third)

Cush Bhada (Third)

Steve Parsons, Alternate (Third)

~~Sue Margolis (United)~~

Andre Torng (United)

Cash Achrekar (United)

Ryna Rothberg (Mutual 50)

Advisor: Dick Rader

Customer Experience Subcommittee

~~Jon Pearlstone (GRF)~~

~~Cush Bhada (Third)~~

~~Robert Mutchnick (Third)~~

~~Andre Torng (United)~~

Facilities Subcommittee

~~Gan Mukhopadhyay (GRF)~~

~~Cush Bhada (Third)~~

~~Carl Randazzo (United)~~

Future Strategic Planning Items Subcommittee

~~Jim Hopkins (GRF)~~

Community Activities Committee

Yvonne Horton, Chair (GRF)

Deborah Dotson, ~~Alternate~~ (GRF)

Bunny Carpenter, Alternate (GRF)

~~Jon Pearlstone, Chair (GRF)~~

~~Reza Karimi (Third)~~

Annie McCary, ~~Alternate~~ (Third)

~~Elsie Addington (United)~~

Andre Torng (United)

Cash Achrekar, Alternate (United)

Ryna Rothberg, (Mutual 50)

Advisor: Roland Boudreau, Juanita Skillman

Equestrian Center Ad Hoc Committee

Bunny Carpenter, Chair (GRF)

Yvonne Horton (GRF)

Cush Bhada (Third)

Annie McCary, (Third)

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Advisors: Gary Empfield, ~~Stefanie Brown~~, ~~Bunny Lipinski~~, Susan Hemberg

Finance Committee

James Hopkins, Chair (GRF)
Gan Mukhapadhyay, ~~Alternate~~ (GRF)
Deborah Dotson, ~~Alternate~~ (GRF)
Steve Parsons (Third)
Robert Mutchnick (Third)
Craig Wayne, Alternate (Third)
Azar Asgari (United)
~~Carl Randazzo (United)~~
Diane Casey, Alternate (United)
Al Amado, (Mutual 50)
Advisor: Rosemarie diLorenzo

Information Technology Advisory Committee (ITAC)

James Hopkins, Chair (GRF)
Bunny Carpenter (GRF)
Deborah Dotson (GRF)
~~Sue Margolis (United)~~
Diane Casey (United)
~~Andre Torng (United)~~
~~Lynn Jarrett (Third)~~
~~Reza Karimi (Third)~~

Landscape Committee

Yvonne Horton, Chair (GRF)
~~Maggie Blackwell (GRF)~~
~~Lynn Jarrett, (Third)~~
~~Reza Karimi, (Third)~~
Donna Rane-Szostak, Alternate (Third)
Manuel Armendariz, (United)
~~Andre Torng (United)~~
Azar Asgari, Alternate (United)
Vacant (Mutual 50)

Maintenance & Construction Committee

Egon Garthoffner, Chair (GRF)
Gan Mukhapadhyay (GRF)
Deborah Dotson, Alternate (GRF)
John Frankel (Third)
Ralph Engdahl (Third)
~~Carl Randazzo, (United)~~
~~Brian Gilmore (United)~~
Reza Bastani, ~~Alternate~~ (United)
~~Sue Stephens (Mutual 50)~~
~~John Carter (Mutual 50)~~
Advisor: Richard Palmer, Steve Leonard, Bill Walsh, ~~Carl Randazzo~~

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Clubhouse Renovation Ad Hoc Committee

Egon Garthoffner, Chair (GRF)
Gan Mukhapadhyay (GRF)
Deborah Dotson (GRF)
John Frankel (Third)
Cush Bhada (Third)
Ralph Engdahl, Alternate (Third)
Manuel Armendariz (United)
~~Carl Randazzo (United)~~
~~Sue Margolis, Alternate (United)~~
Advisors: Steve Leonard, Bill Walsh, Cathy Garris

Media and Communications

Joan Milliman, Chair (GRF)
~~Maggie Blackwell (GRF)~~
Deborah Dotson, Alternate (GRF)
Annie McCary (Third)
Lynn Jarrett (Third)
Donna Rane-Szostak, Alternate (Third)
Neda Ardani (United)
~~Elsie Addington, (United)~~
Ryna Rothberg, (Mutual 50)
Advisors: Carmen Pacella, Tom Nash, Juanita Skillman, Lucy Parker,
Theresa Frost

Broadband Ad Hoc Committee

Joan Milliman, Chair (GRF)
Jim Hopkins (GRF)
Jon Pearlstone (GRF)
Debbie Dotson (GRF)
Annie McCary (Third)
~~Lynn Jarrett (Third)~~
~~Elise Addington (United)~~

Mobility & Vehicles Committee

Don Tibbetts, Chair (GRF)
Egon Garthoffner (GRF)
Joan Milliman, Alternate (GRF)
Craig Wayne (Third)
~~Reza Karimi (Third)~~
Cush Bhada, ~~Alternate~~ (Third)
~~Elsie Addington, (United)~~
Reza Bastani (United)
Neda Ardani, ~~Alternate~~ (United)
Margaret Bennett (Mutual 50)
~~Sue Stephens, Alternate (Mutual 50)~~
Advisor: Vashi Williams

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Security and Community Access

Don Tibbetts, Chair (GRF)

~~Maggie Blackwell (GRF)~~

Cush Bhada (Third)

Craig Wayne (Third)

Donna Rane-Szostak, Alternate (Third)

Manuel Armendariz (United)

Reza Bastani (United)

Andre Torng, Alternate (United)

~~Sue Stephens (Mutual 50)~~

Margaret Bennett, ~~Alternate~~ (Mutual 50)

OTHER COMMITTEES:

Disaster Preparedness Task Force

Carlos Rojas, Chair

~~Maggie Blackwell (GRF)~~

Annie McCary, (Third)

John Frankel, (Third)

Donna Rane-Szostak, Alternate (Third)

Diane Casey (United)

Cash Achrekar, (United)

Reza Bastani, Alternate (United)

~~John Carter~~ (Mutual 50)

Advisors: Tom Soule, Bruce Bonbright

Laguna Woods Village Traffic Hearings

(Chair will alternate between Boards)

Yvonne Horton (GRF)

Deborah Dotson (GRF)

John Frankel (Third)

Cush Bhada, Alternate (Third)

Neda Ardani (United)

~~Elsie Addington, Alternate (United)~~

Board Members by Rotation (Mutual 50)

~~Insurance Ad Hoc Committee~~ Dissolve Committee

~~Sue Margolis, Chair (United)~~

~~Cash Achrekar, Co-Chair (United)~~

~~Bunny Carpenter (GRF)~~

~~James Hopkins (GRF)~~

~~Rosemarie DiLorenzo (VMS)~~

~~Wei-Ming Tao (VMS)~~

~~Robert Mutchnick (Third)~~

~~Reza Karimi (Third)~~

~~Advisor: Diane Fortner, Jon Pearlstone~~

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Purchasing Ad Hoc Committee

Bunny Carpenter, Chair (GRF)
Yvonne Horton (GRF)
Steve Parsons (Third)
Donna Rane-Szostak (Third)
Ralph Engdahl, Alternate (Third)
~~Carl Randazzo (United)~~
Cash Achrekar (United)
~~Diane Casey (United)~~
Advisor: Carl Randazzo

Select Audit Task Force

James Hopkins (GRF)
Diane Phelps (VMS)
Elizabeth Roper (United)
Peggy Moore (Third)

RESOLVED FURTHER, that Resolution 90-21-27 adopted August 3, 2021, is hereby superseded and cancelled; and

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

President Carpenter called for the vote on the Consent Calendar.

Hearing no objections, the Consent Calendar was approved unanimously.

11. Unfinished Business

11a. Entertain a Motion to Adopt a Resolution to Update the Harassment Policy

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

RESOLUTION 90-21-36
HARASSMENT AND NUISANCE POLICY

WHEREAS, on October 7, 2019, the board adopted the Harassment and Nuisance Policy to set forth guidelines for harassment and nuisance complaints; and

WHEREAS, the board recognizes the need to update the policy to reflect changes in state law, introduce concepts of proper decorum and harassment based on protected classes, and outline the processes for investigation of allegations and board member or committee member discipline; and

NOW THEREFORE BE IT RESOLVED, October 5, 2021, the Board of Directors of this Corporation hereby revises the Harassment and Nuisance policy, as attached to the official minutes of this meeting; and

RESOLVED FURTHER, that Resolution 90-19-47 adopted October 1, 2019, is hereby superseded and canceled; and

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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.

SEPTEMBER Initial Notification

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

Director Milliman made a motion to adopt the Harassment and Nuisance Policy. Director Dotson seconded the motion.

Discussion ensued among the directors.

President Carpenter called for the vote and the resolution on the Harassment and Nuisance Policy passed by unanimously.

11b. Entertain a Motion to Adopt a Resolution for a Broadband Services Fee Increase

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

RESOLUTION 90-21-37
DIGITAL CABLE SERVICES FEE STRUCTURE AND TIER SYSTEM

WHEREAS, the Media and Communications Committee has recommended adjustments in the fee schedule to address higher costs for digital access and programming fees,

WHEREAS, the Finance Committee has reviewed and endorsed the adjustments in the fee schedule that are included in the staff report and have recommended that the GRF board place this item into 28-day notice for review and comments by the community at large,

NOW THEREFORE BE IT RESOLVED, on October 5, 2021, the Board of Directors of this Corporation hereby adopts the proposed Digital Pay Tier System Fee Schedule as attached to the official minutes of this meeting; and

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

SEPTEMBER Initial Notification

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

Staff recommends the board approve the Broadband Services fee to be increased by 5% for 2022.

Director Milliman made a motion to adopt the resolution for the Broadband Services 5% fee increase for 2022. Director Horton seconded the motion.

Discussion ensued among the directors.

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

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11c. Entertain a Motion to Adopt the Trust Fee Resolution

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

RESOLUTION 90-21-38
Trust Facilities Fee from \$5,000 to \$7,500

WHEREAS, as Trustee of the Golden Rain Foundation Trust, the Board of Directors of the Golden Rain Foundation is required to maintain and improve the recreational and other amenities available to all residents of Laguna Woods Village; and

WHEREAS, The Board of Directors finds that reinstatement of the capital contribution to the Trust originally required to be made for each manor sold will ensure the continuation of the amenities that make Laguna Woods Village unique; and

NOW THEREFORE BE IT RESOLVED, October 5, 2021, that as Trustee of the Golden Rain Foundation Trust, a declaration of Trust recorded March 6, 1964, the Board will impose a fee, to be known as the "Trust Facilities Fee", in accordance with all terms and conditions contained in this policy statement and in California Civil §4580 (as amended by Senate Bill 1128, Stats 2010 Chapter 322, §2, effective January 1, 2011) on all transactions involving the purchases of a separate interest in any of the Trustors' common interest developments (United Laguna Woods Mutual, Third Laguna Hills mutual and Mutual Fifty, each of which is hereinafter referred to as a "Trustor") within the City of Laguna Woods, as an obligation of the Purchaser(s); ***effective January 1, 2022. For purposes of determining Effective Date, purchase contracts entered prior to January 1, 2022, in which escrow opens before January 1, 2022, and closes on or before March 31, 2022, are deemed transactions occurring prior to the Effective Date:*** and

RESOLVED FURTHER, the Trust Facilities Fee will be a fixed amount, as provided herein and as determined from time to time by the Trustee of the Golden Rain Foundation Trust. The entirety of each such fee, when and as paid by the purchaser(s) shall be deposited into the Trust Facilities Fee Fund and shall be applicable to all such transactions, excluding the following transfers of a separate interest:

1. Where ownership of a separate interest is joined between a current beneficiary of a Trustor and a non-beneficiary spouse, domestic partner or other relative of such beneficiary;
2. Where ownership of a separate interest is transferred to a non-beneficiary of a Trustor by gift or through inheritance from a beneficiary of a Trustor;
3. Where ownership of a separate interest is transferred by a beneficiary of a Trustor to the current qualifying resident (as defined in the Bylaws of each Trustor) of the separate interest, where the transferor has never been a qualifying resident and has previously paid a Trust Facilities Fee;

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4. Where ownership of a separate interest is being transferred to a trust whose settler or principal beneficiary is the transferor, or to another trust for estate planning purposes;
5. Where ownership of a separate interest is purchased by a current owner, who has held interest in their current interest for at least two years.

RESOLVED FURTHER, effective with escrows opened, or purchase contracts signed, on or after January 1, 2022, the Trust Facilities Fee shall be set at ~~\$5,000~~ **\$7,500** for units with a sales price of ~~\$75,000~~ **\$150,000** or higher and ~~\$2,500~~ **\$3,000** for units that sell below ~~\$75,000~~ **\$150,000** until modified by the Trustee; and

RESOLVED FURTHER, in accordance with California Civil Code §4580 each new purchase of a separate interest in any of the Trustors' common interest developments within the City of Laguna Woods to which this Trust Facilities Fee applies (i.e., all new purchases other than a transfer qualifying for any of the exclusions set forth in subparagraphs 1-5 above) shall, in compliance with California Civil Code §4580, have the option to either:

- (i) pay the fee in its entirety at the time of transfer; or
- (ii) pay the fee amount pursuant to an installment payment plan for a period of seven years.

If the purchaser elects to pay the fee in installment payments under the second of the above statutorily permitted options, then the Trustee may also collect additional amounts not to exceed the actual costs for billing and financing on the amount owed (as set forth below, and in compliance with the Davis-Stirling Act, as the same may be amended from time to time), and if the purchaser sells their separate interest prior to the end of the installment payment plan period, he or she shall pay the remaining balance of the fee owed to the Trustee prior to transfer. A fee of \$10 will be imposed for any late payments. The Golden Rain Foundation Board shall assess a one-time fee for the preparation of the promissory note. The Golden Rain Foundation Board shall also assess a handling fee of \$252.00 until later modified by the Board and interest, if applicable, at the minimum rate allowed by law. The monthly payment of the Trust Facilities Fee, the handling fee and interest, if applicable, shall be due on the 1st day of each month; and

RESOLVED FURTHER, ~~that~~ Resolution 90-18-48, adopted November 6, 2018, is hereby superseded and cancelled ***to the extent that it differs, effective January 1, 2022;*** and

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

SEPTEMBER Initial Notification

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

Director Milliman made a motion to adopt the resolution for a Trust Facilities Fee Increase from \$5,000 to \$7,500. Director Blackwell seconded the motion.

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Discussion ensued among the directors.

President Carpenter called for the vote and the motion passed by a vote of 9-1-0 (Director Pearlstone opposed).

11d. Entertain a Motion to Introduce a Resolution for the GRF Code of Ethics Policy Modification

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

RESOLUTION 90-21-XX
Code of Ethics Policy for GRF Directors

WHEREAS, the Board of Directors of the Golden Rain Foundation (GRF) has recognized the need to amend the Code of Ethics Policy for GRF Directors; and

NOW THEREFORE BE IT RESOLVED, [DATE], 2021 the Board of Directors of this Corporation hereby adopts the Code of Ethics Policy for GRF Directors; as attached to the official minutes of this meeting; and;

RESOLVED FURTHER, that Resolution 90-21-24 is hereby suspended and cancelled; and

RESOLVED FURTHER, that a copy of this resolution shall be given to every candidate for the GRF board of directors; 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.

OCTOBER 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 recommends the board adopt the updated Code of Ethics Policy for GRF Directors.

Director Milliman made a motion to introduce a resolution to update the Code of Ethics Policy for GRF Directors for 28-day review. Director Blackwell seconded the motion.

Discussion ensued among the directors.

President Carpenter called for the vote and the motion passed without objection.

12. New Business

12a. Entertain a Motion to Adopt a Resolution to Create a Revenue Generating Objective Ad Hoc Committee

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RESOLUTION 90-21-39
Revenue Resources Ad Hoc Committee
Mission Statement

WHEREAS, a Revenue Resources Ad Hoc Committee has been formed pursuant to Article 7, Section 7.1.2 and Section 7.5, of the bylaws of this corporation;

WHEREAS, the primary mission of the Revenue Resources Ad Hoc Committee shall be to research and identify new revenue sources in the community and make recommendations to the Community Activities Committee (CAC), **Finance Committee** and board of directors for approval;

WHEREAS, this Revenue Resources Ad Hoc Committee will not take the place of the Strategic Planning Committee for long-range planning;

WHEREAS, the duties and responsibilities of the Revenue Resources Ad Hoc Committee are to:

1. Research and identify new revenue resources utilizing the community in general with minimum investment. Revenue resources that will enhance the community and not take away from the amenities;
2. Research ideas from committee members must provide estimated financial analysis and implementation suggestions; and
3. Make progress reports to the CAC, **Finance Committee** and the board of directors.

NOW THEREFORE BE IT RESOLVED, October 5, 2021, the Board of Directors of this Corporation hereby adopts the mission statement, duties and responsibilities of the Revenue Resources Ad Hoc Committee; and;

RESOLVED FURTHER; that the officers and agents of this Corporation are hereby authorized on behalf of the Corporation to carry out the purpose of this resolution. Staff recommends the board approve the formation of the Revenue Resources Ad Hoc Committee in accordance with the Golden Rain Foundation (GRF) Laguna Woods Amended Bylaws.

Director Milliman made a motion to approve the Revenue Resources Ad Hoc Committee and Mission Statement. Director Horton seconded the motion.

Discussion ensued among the directors.

A member asked about who would be assigned to the committee.

Director Hopkins made an amendment to add the Finance Committee to the approval process in the second paragraph and item #3. Director Milliman seconded the amendment.

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President Carpenter called for a vote on the amendment and the amendment passed without objection.

President Carpenter called for the vote on the motion as amended and the motion passed without objection.

12b. Entertain a Motion to Approve the Village Community Fund Pickleball Lighting Donation

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

RESOLUTION 90-21-40

Village Community Fund Donation Resolution- Pickleball and Paddle Tennis

WHEREAS, on March 2, 2021 the GRF Board accepted VCF's application to start fundraising for the purpose of contracting the installation of the existing style of court lights over the three remaining unlit courts at the Pickleball and Paddle Tennis facility to facilitate night time play and ensure consistent playing conditions throughout the facility; and;

WHEREAS, since March 2021, VCF generated \$25,000 in fundraised monies to be donated to GRF for the purpose of contracting the installation of court lights over the three remaining unlit courts at the Pickleball and Paddle Tennis facility; and;

WHEREAS, any remaining donated funds will be redistributed to VCF; and;

NOW THEREFORE BE IT RESOLVED, October 5, 2021 the Board of Directors of this Corporation hereby adopts the donation of \$25,000 from Village Community Fund for the installation of court lights over the three remaining unlit courts at the Pickleball and Paddle Tennis facility; 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.

Brain Gruner, Director of Recreation and Special Events, gave an overview of the donation. Staff recommends the board establish and adopt a resolution to accept donated funds in the amount of \$25,000 from the Village Community Fund to contract and install the existing style of court lights on the remaining three unlit courts at the Laguna Woods Village Pickleball and Paddle Tennis facility. Diane Phelps presented the check for \$25,000 to the Board.

President Carpenter made a motion to approve the Village Community Fund Pickleball Lighting donation. Director Dotson seconded the motion.

Discussion ensued among the directors.

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

13. The Board did not take a break.

14. Committee Reports

14a. Report of the Finance Committee/Financial Reports – Director Hopkins gave an update from the committee and showed a presentation on the GRF Treasurer’s Report. At the last committee meeting, the committee discussed investments and GRF financials. The committee reviewed in detail the investments. At the next meeting the committee will be looking at policy changes. The committee met on August 25, 2021; next meeting October 20, 2021, at 1:30 p.m. as a virtual meeting.

- (1) GRF Treasurer’s Report – Director Hopkins
- (2) GRF Finance Committee Report

14b. Strategic Planning Committee—Director Dotson gave an update from the committee. The committee will be refining and reprioritizing the goals and purpose of this committee. The committee met on June 28, 2021; next meeting TBA.

14c. Report of the Community Activity Committee – Director Horton gave an update from the committee. The committee is looking into the online reservation system Kourts for racket sports. She thanked the board for approving the new revenue sources for the committee. The committee met on September 9, 2021; next meeting October 14, 2021, at 1:30 p.m. as a virtual meeting.

- (1) Equestrian Center Ad Hoc Committee – President Carpenter gave an update on the committee. The committee met on July 7, 2021; next meeting November 4, 2021, at 1:00 p.m. as a virtual meeting.

14d. Report of the Landscape Committee – Director Horton gave an update from the committee. The committee is working on irrigation issues. The committee met on September 8, 2021; next meeting November 10, 2021, at 1:30 p.m. as a virtual meeting.

14e. Report of the Maintenance & Construction Committee – Director Garthoffner gave an update from the committee. The committee is working on plans to replace Building E and SCE Charge Ready program. The committee met on August 11, 2021; next meeting October 13, 2021, at 9:30 a.m. as a virtual meeting.

- (1) Report of the Clubhouse Facilities Renovation Ad Hoc Committee – Director Garthoffner gave an update from the committee. The committee met on September 22, 2021; next meeting TBA.

14f. Report of the Media and Communications Committee—Director Milliman gave an update on the committee. The committee is working on focus groups for the website, community surveys, highlights from the year, director handbooks and Broadband services. The committee met on September 20, 2021; next meeting will be held on October 18, 2021, at 1:30 p.m. as a virtual meeting.

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14g. Report of the Mobility & Vehicles Committee – Director Tibbetts gave an update on the committee. The committee met on July 28, 2021; next meeting October 6, 2021, at 1:30 p.m. as a virtual meeting.

14h. Report of the Security & Community Access Committee – Director Tibbetts gave an update on the committee. The committee met on August 23, 2021; next meeting October 25, 2021, at 1:30 p.m. as a virtual meeting.

(1) Report of the Laguna Woods Village Traffic Hearings – Director Horton gave an update on the hearings. The Traffic Hearings were held on September 15, 2021; next hearings will be held on October 20, 2021, at 9:00 a.m. virtually.

14i. Report of the Disaster Preparedness Task Force – Director Blackwell gave an update on the task force. The task force discussed that AT&T will be eliminating land lines, good neighbor captain's responsibility, information at the Library in case of a disaster, pet registration, and installation of fire advert devices. The Great Shake Out will be held on October 21, 2021 at 10:21 a.m. The Task Force met on September 28, 2021; next meeting will be November 30, 2021, at 9:30 a.m. as a virtual meeting.

14j. Information Technology Advisory Committee – Director Hopkins gave an update on the committee. The committee is looking at moving the old software to entirely new software. The plan is to have the entire transition done by 2023.

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

15a. GRF Investment Policy (**Referred to GRF Finance Committee**)

16. Directors' Comments

- Director Dotson encouraged members to attend the Security & Community Access Committee meeting on October 25, 2021.

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.*

The meeting was recessed at 11:07 a.m.

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

During the September 7, 2021, Closed Session, the board:

Approved the Agenda

Approved the Minutes of:

(a) August 3, 2021 – Regular Closed Meeting

CEO Report

Discussed and Considered Personnel Matters

Discussed and Considered Contractual Matters

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Discussed Legal/Legislation Matters

18. Adjournment

The meeting was adjourned at 1:30 p.m.

DocuSigned by:

B855D0EC004A480

Joan Milliman, Secretary of the Board
Golden Rain Foundation

Attachment 1

**Harassment and Nuisance Policy Resolution 90-19-47;
Adopted October 1, 2019, Resolution 90-21-xx;
Amended [Date], 2021**

This policy is an Operating Rule as defined in the Davis-Stirling Common Interest Development Act and, to the extent it may conflict with any previous Operating Rules, supersedes and prevails over such previous rules. All Operating Rules, whether characterized as rules, policies, procedures or otherwise are subject to the provisions of the Bylaws ("Bylaws") currently in effect for Golden Rain Foundation of Laguna Hills ("GRF"). Unless otherwise specified, all the capitalized terms in this Harassment and Nuisance Policy ("Policy") have the same meaning as set forth in the Bylaws.

I. PURPOSE

This policy sets forth guidelines regarding harassment and nuisance complaints and to sanction behavior that makes Residents, Directors, Village Management Service Inc. ("VMS") Staff or Vendor personnel reasonably feel harassed, threatened or otherwise unsafe. The policy is also intended to address any behavior disturbing the quiet enjoyment of Residents using common facilities within Laguna Woods Village.

1. Prohibition against harassment. GRF does not condone, endorse, or otherwise tolerate Harassment against GRF Members, Residents, Directors, VMS Staff or Vendors.

2. Protected speech and purpose. This Policy is not intended to limit lawful free speech. However, speech intended to coerce, intimidate or threaten violence is not protected. The purpose of the Policy is to provide GRF Members and Residents a procedure to address any disputes regarding alleged Harassment.

II. DEFINITIONS

Committee - Any committee that has been approved by the Board.

Community - Laguna Woods Village; including, but not limited to, all amenities.

Board - GRF's Board of Directors.

Directors - Persons who are elected or appointed to serve on the Board. Directors are volunteer officials who are responsible for the oversight of GRF's operations and ensuring that GRF's Governing Documents are followed and enforced.

Employee(s) - Employees of VMS.

Governing documents - GRF's governing documents, which include the Articles of Incorporation, the GRF Trust Agreement, the Bylaws, the Rules and Regulations and any Resolutions or Policies of the Board, all of which may be lawfully amended or modified from time to time.

GRF Member - Owners within all Housing Mutuals who have paid dues to GRF.

Harassment - Coercion, intimidation, threats or other unwelcome conduct (whether communicated in writing, verbally or otherwise), which is severe enough to interfere with a GRF Member's or Resident's ability to enjoy any privileges, services or facilities operated by GRF.

Housing Mutual - Third Laguna Hills Mutual, The Towers Mutual No. Fifty and United Laguna Woods Mutual.

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Neighbor-to-Neighbor Dispute - A dispute or complaint(s) by one GRF Member or Resident against another GRF Member or Resident, which involves a violation of GRF's Governing Documents or impacts GRF at large or its Common Areas.

Protected Classes - Includes race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, age, medical condition, genetic information, citizenship, primary language, immigration status, arbitrary characteristics as protected by the Unruh Civil Rights Act and all other classes of individuals protected from discrimination under federal or state fair housing laws, individuals perceived to be a member of any of the preceding classes or any individual or person associated with any of the preceding classes as provided in the California Code of Regulations §12005(y) or any successor statute.

Resident - An approved occupant who lives in Laguna Woods Village, including nonowners approved for occupancy.

Staff - Employees of VMS authorized to act on behalf of United Laguna Woods Mutual, Third Laguna Hills Mutual and GRF.

Third Party - Includes (1) all GRF Members and Residents, and any of their tenants, family members, guests or invitees; (2) vendors including their employees, agents, and sub-contractors; and (3) directors.

Vendors - Persons working for a service provider serving VMS, GRF or any of the Housing Mutuals.

VMS - The self-owned professional management company for Laguna Woods Village. It is a mutual-benefit corporation that was established to provide professional management services to the Community.

All other terms use the definitions as found in the Governing Documents, including the Bylaws.

III. CONDITIONS

A. Proper decorum. No Residents, GRF Members, Directors, Committee Members or Employees are permitted to:

1. Engage in personal attacks, insults or belittling of any individual (whether a Resident, GRF Member, Director, Committee Member, Employee, Vendor, guest or invitee) by name or otherwise, or make any statement that can reasonably be construed as insulting, offensive, belittling or abusing by any means, including, but not limited to, making annoying telephone calls as described in Penal Code §653m, sending correspondence including, but not limited to, the use of public or private mail, facsimile, electronic mail, social media and/or other electronic posting;
2. Destroy personal property of any other Resident, GRF Member, Director, Committee Member, Employee, Vendor, guest or invitee;
3. Use threatening or abusive language or gestures;
4. Bully, harass, intimidate or otherwise interfere with a Director, Committee Member, Employee or Vendor in the performance of their job/duties;
5. Engage in unwelcome conduct toward Residents, GRF Members, Directors, Committee Members, Employees or Vendors including, without limitation in unlawfully harassing, intimidating, molesting, attacking, striking, stalking, threatening, sexually assaulting, battering, abusing and telephoning, including, but

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not limited to, making annoying telephone calls as described in Penal Code §653m, sending correspondence by any means, including, but not limited to, the use of public or private mail, facsimile, electronic mail, social media and/or other electronic posting, and destroying personal property.

B. Noise and Nuisance

1. GRF Directors and Committee Members are not permitted to do anything that will unreasonably embarrass, disturb or annoy others, including, without limitation, Residents, GRF Members, Directors, Committee Members, Employees and Vendors.
2. No GRF Member or Resident is permitted to engage in any abusive or harassing behavior or any form of intimidation or aggression, whether verbal or physical, against any Resident, GRF Member, Vendor, guest and invitee, Director, Committee Member or Employee. If the Board elects not to act on a nuisance complaint by a GRF Member, or if the complaining party believes GRF's action is not sufficient, the GRF Member is permitted to pursue additional legal rights under governing documents and/or the law.
3. GRF Members and Residents are advised they do not have a right to live in a noise- and odor-free environment. Normal levels of noise and environmental pollutants are to be expected. This Policy is designed to prohibit only unreasonable activities.
4. The interests and rights of all Residents regarding loud and disturbing noise must be considered. Such consideration precludes, without limitation, unreasonably noisy activities, excessively loud outdoor entertainment and/or frequent music, radios, stereos, televisions, parties, barking dogs and power tools, and noise from cars, motorcycles and other vehicles.
5. No nuisance, illegal, hazardous or noxious activities, including without limitation, the unreasonable accumulation of waste or litter is permitted within the community. Rubbish and debris shall be placed in the designated and proper receptacles.
6. Odors emanating from any other portion of the development that create an unreasonably offensive or unsanitary condition, or that constitute a nuisance are prohibited.
7. Because what constitutes a nuisance is largely subjective, the Board is not obligated to become involved in disputes unless the "nuisance" causes substantial interference rather than mere inconvenience and impacts the community at large.

IV. HARASSMENT

A. Policy

1. GRF does not condone, endorse, or otherwise tolerate Harassment against its GRF Members, Residents, Directors, Committee Members, Employees or Vendors. Harassment of a GRF Member, Resident, Director, Committee Member, Employee or Vendor based on his or her membership as part of a Protected Class by a Third Party is prohibited.

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2. This Policy is not intended to limit lawful free speech. However, speech intended to coerce, intimidate or threaten violence is not protected. The purpose of the Policy is to provide GRF, GRF Members, Residents, Directors, Committee Members, Employees or Vendors a procedure to address any disputes regarding alleged Harassment.
3. GRF is not empowered to act on all actual, alleged or potential Harassment, or related disputes and controversies. It is limited by the authority provided in its Governing Documents and the law. Equally important, GRF Members and Residents have their own rights under the law that they can exercise. GRF Members and Residents should seek their own legal counsel about their rights.

B. Harassment Based on Protected Classes

1. Notwithstanding the foregoing and the fact that GRF has no obligation to enforce the law, recent federal and California regulations/guidelines impose certain obligations on GRF with regard to the investigation and treatment of any reported Harassment on the basis of a Protected Class.
2. The guidelines were enacted to further define and address housing discrimination in the form of Harassment on the basis of a Protected Class.
3. Any form of Harassment on the basis of a Protected Class in housing or within housing developments is a form of illegal discrimination. GRF is considered a "housing provider."
4. As such, the Board is required to evaluate alleged Harassment from the perspective of a housing provider, and to investigate when a GRF Member or Resident has reported being subjected to Harassment to the extent that it may amount to illegal housing discrimination.
5. GRF is required to investigate all reported claims of potential Harassment of GRF Members and Residents and, as appropriate, take all action permitted to address such harassing behavior (24 C.F.R. 100.600).
6. Failure of GRF to fulfill its duty under the above may potentially subject GRF to direct liability for:
 - a. GRF's own conduct that results in a discriminatory housing practice;
 - b. failing to take prompt action to correct and end a discriminatory housing practice where GRF knew or should have known of the discriminatory conduct; and
 - c. failing to fulfill a duty to take prompt action to correct and end a discriminatory housing practice by a Third Party where GRF knew or should have known of the discriminatory conduct. The duty to take prompt action may derive from an obligation to the aggrieved person created by contract or lease, including GRF's Governing Documents (80 Fed. Reg. at 63730).
7. For purposes of determining liability for failure to take prompt action to correct or end a discriminatory housing practice, the prompt action may not include any

action that penalizes or harms the aggrieved person, such as eviction of the aggrieved person (80 Fed. Reg. at 63730).

8. The direct and vicarious liability provisions apply to all types of discriminatory housing practices, not just those based on quid pro quo or hostile environment harassment. Failure to comply with these provisions may result in deference by the courts and may be used to interpret the California Fair Employment and Housing Act (FEHA) (Gov. Code § 12900 et seq).

V. INVESTIGATION OF ALLEGATIONS

When an alleged Harassment report is submitted, the Board will review the matter at an executive Board meeting and make a reasonable business judgment decision based on the information in the report, whether the allegations, if true, constitute a Neighbor-to-Neighbor Dispute, Harassment, another violation of the Governing Documents or otherwise. The Board may request further documents or evidence of the dispute or complaint, call one or more complaining parties to a Board meeting, and confer with other Residents, GRF Members, Staff, Vendors or legal counsel as part of its investigation of the matter.

The Board reserves the right to take any action necessary or to not take any action if, in its discretion, it concludes the allegations do not violate the Governing Documents or relevant law. Investigations may include an investigation by a third-party investigator. GRF will take reasonable steps to mitigate and/or eliminate any continuing abusive or hostile work environment.

VI. REPORTING AND ENFORCEMENT

A. General

1. GRF is authorized to take disciplinary action against a GRF Member if they or their Resident, co-occupant, tenant, guest or invitee violates the Governing Documents. GRF may take any lawful action against anyone it determines has committed Harassment within the Community and while using the amenities.
2. The Board has the discretion to determine which actions are violations of this Policy and which actions do not require further action by GRF.
3. This Policy does not apply to activities within the areas governed by the Housing Mutuals and GRF will not pursue such issues within those areas.
4. The Board may, after a hearing, impose monetary fines, suspend the GRF Member(s) privileges and/or initiate legal action. GRF Member(s) are entirely responsible for ensuring that the Governing Documents are followed by anyone they allow into the community. This includes any co-occupant, tenant, guest or other invitee.

B. Board Member or Committee Member Discipline

1. The Board may take disciplinary actions against a GRF Director or Committee member who violates this Policy. Prior to taking any disciplinary action, the Board's officers and legal counsel shall review the evidence and investigate the alleged violation.

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2. If it is determined that this Policy has been violated, legal counsel will notify the Director or Committee member in writing and copy the Compliance Division of the violation and instruct the Compliance Division to provide a 10-day Notice of Hearing to the Director or Committee member. Following the hearing by the Board, the Director or Committee Member will be notified of the Board's decision regarding any disciplinary action.
3. Such disciplinary action may include removal of the Director or Committee Member from all Committees. If the disciplined Committee Member was appointed to the Committee(s) by a Housing Mutual pursuant to Section 7.3 of the Bylaws, the Board may request that the President of the Housing Mutual immediately remove the Committee Member from all Committees. Failure of the President of the Housing Mutual to remove the Committee Member upon request may result in a demand to the Housing Mutual's board of directors that such Committee Member be removed from all Committees.
4. If the conduct of the Director or Committee Member also violates GRF's Code of Ethics Policy, additional disciplinary action may be taken against that Director or Committee Member in accordance with the Code of Ethics Policy.

C. Neighbor-to-Neighbor Dispute

1. Resolution 90-04-72, adopted October 5, 2004, by the Board established a member discipline process for the purpose of holding disciplinary hearings in a timely manner and ensuring progressive discipline. The Board is obligated to evaluate and impose if appropriate, member discipline under its Bylaws and §5855 of the Davis-Stirling Act.
2. The GRF Member disciplinary process is coordinated by the Compliance Division. A complaint may be registered by calling the Security Department at 949-580-1400 or the Compliance Division at 949-268-CALL or compliance@vmsinc.org.

D. Third-Party Dispute

1. By way of the initial investigation, should Staff identify objective evidence of a violation by a GRF Member or their Resident or guests, Staff will send a letter to the offending party describing the allegation(s) and the disciplinary action that may ensue if not corrected.

VII. VMS HARASSMENT BY BOARD MEMBER, COMMITTEE MEMBER OR ADVISOR

VMS has a legal obligation to provide its Employees with a workplace free from any type of inappropriate conduct by Directors, Committee Members and/or advisors. Complaints of a violation of this policy toward Employees may be submitted in writing to VMS' Director of Human Resources and the Board President. If the situation is an emergency requiring intervention, call the Security Department.

Staff will report the violation to the Board President and the Compliance Division for further action.

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Attachment 2

Table 1: Proposed Broadband Services Fees

Description	2020 Fee	2021 Fee	Proposed Adjustment	Proposed 2022 Fee
Service Call Fees				
TV Installation Fee	\$40	\$40	5%	\$42
Additional TV Installation Fee	\$20	\$20	5%	\$21
OTT Smart TV Set Up Fee (1 st device)	--	--	new service	\$60
OTT Smart TV Set Up Fee (2 nd device)	--	--	new service	\$40
Service Call	\$30	\$30	5%	\$31.50
Cable Outlet Standard Extension Fee	\$50	\$50	5%	\$52.50
Cable Outlet Major Extension Starting Fee plus	\$100	\$100	5%	\$105
Tivo Single Device Installation	\$50	\$50	5%	\$52.50
Tivo Whole Home Installation	\$100	\$100	5%	\$105
STB/Cable Card Fees				
Cable Card	\$95	\$95	(45%)	\$52.25
Cable Card Programming Access Fee (monthly)	\$4.95	\$4.95	5%	\$5.20
HD Converter Fee 1 st device (monthly)	\$7.95	\$7.95	5%	\$8.35
HD Converter Fee 2 nd device (monthly)	\$2.95	\$2.95	5%	\$3.10
Digital HD Set Top Box (monthly)	\$13.25	\$13.25	5%	\$13.91
Digital HD Set Top Box 2 Tuner (1 st STB) monthly	\$19.25	\$19.25	5%	\$20.21
Digital HD Set Top Box 2 Tuner DVR (2 nd STB) monthly	\$13.25	\$13.25	5%	\$13.91
Tivo Whole Home STB 6 Tuner DVR (monthly)	\$24.95	\$24.95	5%	\$26.20
Tivo Whole Home Qi3 STB (monthly)	\$7.95	\$7.95	5%	\$8.35
Tivo Bridge Adapter for Whole Home Service	\$50	\$50	5%	\$52.50
Pay TV Subscriber Fees				
Cinemax Package (monthly)	\$14.25	\$14.25	5%	\$14.96
HBO Package (monthly)	\$17.25	\$17.25	5%	\$18.11
Showtime Package (monthly)	\$14.25	\$14.25	10%	\$15.68
Starz/Encore Package (monthly)	\$14.25	\$14.25	5%	\$14.96
Foreign Language Channels (various monthly fees)	\$10-\$15	\$10-\$15	5%	\$11-\$16
Playboy Channel (monthly)	\$15	\$15	5%	\$15.75

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Broadband Equipment Fees				
Polaris Remote Control	\$12	\$12	0%	\$12
Tivo Remote Control	\$15	\$15	0%	\$15
Power Cords	\$15	\$15	0%	\$15
No Return Equipment Fees				
HD Converter Recovery Fee (lost/stolen)	\$60	\$60	0%	\$60
Digital HD Set Top Box (lost/stolen)	\$100	\$100	0%	\$100