



OPEN MEETING

REGULAR OPEN MEETING OF THE GOLDEN RAIN FOUNDATION CLUBHOUSE RENOVATION AD HOC COMMITTEE*

**Tuesday, February 27, 2024 at 1:30 p.m.
24351 El Toro Road, Laguna Woods, CA 92637
Board Room & Virtual with Zoom**

Laguna Woods Village owners/residents are welcome to participate in all open committee meetings in-person and virtually. To submit comments or questions virtually for committee meetings, please use one of the following two options:

1. Join the committee meeting via Zoom by clicking this link:
<https://us06web.zoom.us/j/87076413800>
or by calling 1-669-900-6833, Webinar ID: 870 7641 3800.
2. Via email to meeting@vmsinc.org any time before the meeting is scheduled to begin or during the meeting. Please use the name of the committee in the subject line of the email. Name and unit number must be included.

NOTICE AND AGENDA

This Meeting May Be Recorded

1. Call to Order
2. Acknowledgment of Media
3. Approval of the Agenda
4. Approval of Meeting Report for January 3, 2024
5. Chair's Remarks
6. Member Comments (*Items Not on the Agenda*)

Items for Discussion:

7. Signs at Clubhouse 1
8. Clubhouse 1 Pool Lockers
9. Clubhouse 1 Update
10. PAC Preliminary Interior Design
11. Review Committee Charter

Concluding Business:

12. Committee Member Comments
13. Date of Next Meeting: TBD
14. Adjournment

*A quorum of the GRF Board or more may also be present at the meeting.

Egon Garthoffner – Chair
Guy West – Staff Officer
Telephone: 949-268-2380

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OPEN MEETING**REPORT OF THE REGULAR OPEN MEETING OF THE
GOLDEN RAIN FOUNDATION
CLUBHOUSE RENOVATION AD HOC COMMITTEE**

Wednesday, January 3, 2024 at 9:30 a.m.
24351 El Toro Road, Laguna Woods, CA 92637
Board Room & Virtual with Zoom

REPORT

- MEMBERS PRESENT:** Egon Garthoffner – Chair, Gan Mukhopadhyay – Co-Chair, Alison Bok, Anthony Liberatore, Ralph Engdahl, Andy Ginocchio
- MEMBERS ABSENT:** None
- OTHERS PRESENT:** **GRF:** Yvonne Horton
THIRD: Reza Karimi
Advisor: Bill Walsh
- STAFF PRESENT:** Guy West – Projects Division Manager, Heather Ziemba – Projects Administrative Coordinator

1. Call to Order

Chair Garthoffner called the meeting to order at 9:31 a.m.

2. Acknowledgment of Media

Chair Garthoffner noted that the meeting was being broadcast on Granicus and Zoom and was being recorded.

3. Approval of the Agenda

Hearing no objection, the agenda was approved as written.

4. Approval of Meeting Report for March 15, 2023

Hearing no objection, the meeting report was approved.

5. Chair's Remarks

None.

6. Member Comments (Items not on the Agenda)

Chair Garthoffner noted that the member comments will be limited to 2 minutes and urged members to not repeat comments. No members commented on items not on the agenda.

Items for Discussion:

7. PAC Restrooms Interior Design

Mr. West gave a presentation to show the current condition of the restrooms at the Performing Arts Center (Clubhouse 3) and the scope of work suggested to update the restrooms. The design consultant will provide a presentation to the committee at a later date.

Chair Garthoffner responded to member comments regarding the cost and necessity of the interior design. A member commented on ideas for the design of this project.

8. Clubhouse 1 Update

Mr. West gave an oral update on the current status and timing of the Clubhouse 1 project. Mr. West answered questions from the committee about the timeline of the project and how the disruptions to use of the facility will be handled.

Mr. West and committee members responded to multiple member comments regarding the closure of the entire clubhouse during construction, the timeline of the project, the impact on clubhouse utilization, and relocation of clubs and clubhouse users during construction.

Co-Chair Mukhopadhyay left the meeting at 10:22 a.m.

Concluding Business:

9. Committee Member Comments

Director Liberatore thanked the audience for attending and commenting. Director Bok commented on the necessity of communication. Director Engdahl commented on the purview of this committee and parking at Clubhouse 1 and stressed the need to quickly start construction. Director Ginocchio commented on parking at Clubhouse 1.

10. Date of Next Meeting: TBD

11. Adjournment

The meeting was adjourned at 11:10 a.m.



Egon Garthoffner, Chair

Egon Garthoffner – Chair
Guy West – Staff Officer
Telephone: 949-268-2380

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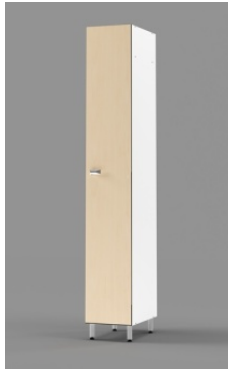


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TRADITIONAL PHENOLIC LOCKERS

FEATURES

- 20 Year Warranty
- Graffiti and Wear Resistant
- Corrosion and Chemical Resistant
- Class A or B Fire Rated
- Material Scratch and Cut Resistant
- 24" Wide Lockers Available



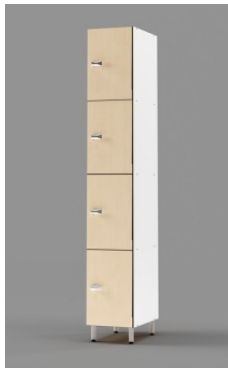
Phenolic Single - Tier Locker



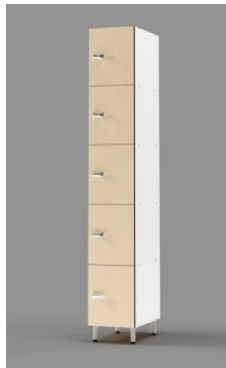
Phenolic 2 - Tier Locker



Phenolic 3 - Tier Locker



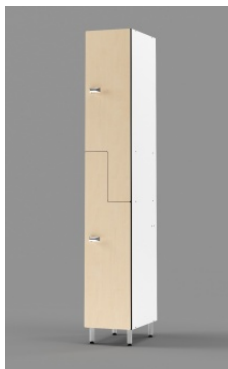
Phenolic 4 - Tier Locker



Phenolic 5 - Tier Locker



Phenolic 6 - Tier Locker



Phenolic Z-tier US-style Locker

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Please check availability for large orders !

INDOOR HPL DECORS

Surface: 60 Matt Finish

Thicknesses: 3/8" (10mm) and 1/2" (13mm)

Max Panel Size: 5' x 12'

Applications:

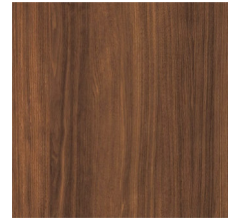
Fitness Clubs, Ski Lockers, Sports and Athletic Complexes, Universities and High Schools, Corporate Offices, Remote Oil Platforms, Medical Centers and Labs, Fire Stations, Military Bases, Manufacturing Facilities, Recreational Facilities, Pet Care Applications (kennels), etc.

More Information: www.wilsonart.com

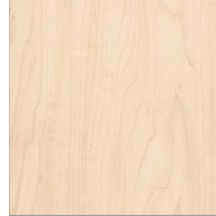
Wood Grain Colors



Amaretto Pine 8224-60



Colombian Walnut 7943-60

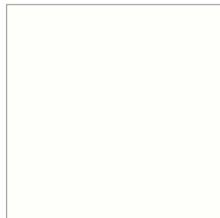


Manitoba Maple 7911-60

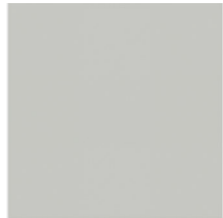


Fawn Cypress 8208-60

Solid Colors



White D427-60



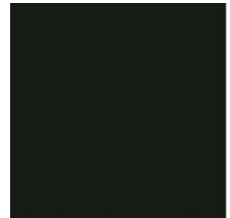
Fashion Grey D381-60



North Sea D90-60



State Grey D91-60



Black 1595-60

PREMIUM OUTDOOR HPL DECORS

Surface: NT, Double Sided Decor

Thicknesses: 3/8" (10mm) and 1/2" (13mm)

Max Panel Size: 161 3/8" x 73"

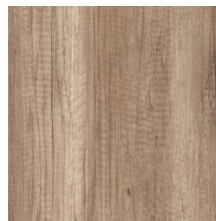
ASTM E84 Class A, NFPA285 compliant assemblies available for both, exposed and concealed fastening (please ask for details)

Applications:

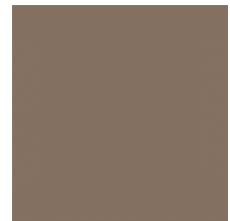
Outdoor Storage, Outdoor Cabinetry, Athletic Complexes, Recreational Parks, Aquatic Centers, Swimming Pools, Ski Resorts, Amusement Parks, Remote Oil Platforms, Medical Centers and Labs, Fire Stations, Military Bases

More Information: www.fundermax.at

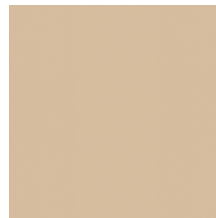
Solid and Wood Grain Colors



Polar Oak 5171



Sparrow 0768



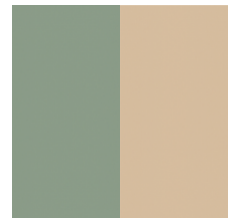
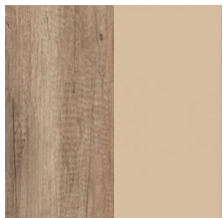
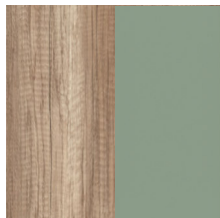
Hygenic Beige 0627



Jade Green 0662

Please note higher price for Outdoor Rated Material!

Popular Color Combinations



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Alternate Transportation Hub

General Services





Clubhouse 1 Renovation Traffic/Fencing Plan

PAC Preliminary Interior Design

February 27, 2024



27 DIAMONDS

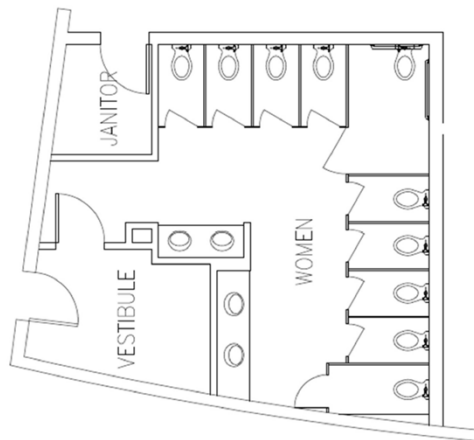
INTERIOR DESIGN

PERFORMING ARTS CENTER RESTROOMS
LAGUNA WOODS, CA

27 DIAMONDS
INTERIOR DESIGN

WOMEN'S RESTROOM

27 DIAMONDS
INTERIOR DESIGN



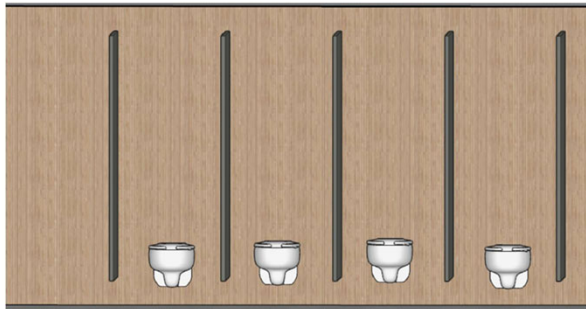
WOMEN'S RESTROOM
FLOORPLAN



WOMEN'S RESTROOM
RENDERINGS



WOMEN'S RESTROOM
RENDERINGS



WALL TILE



PARTITION COLOR



FLOOR TILE

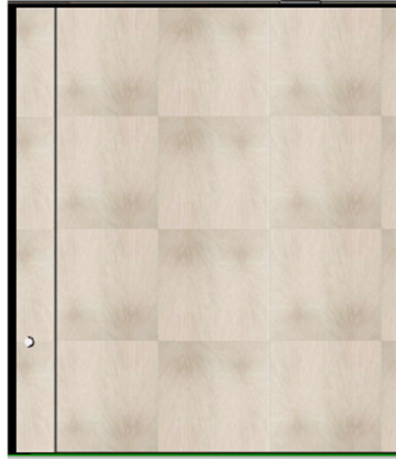
WOMEN'S RESTROOM
ELEVATION & MATERIAL



QUARTZ COUNTER



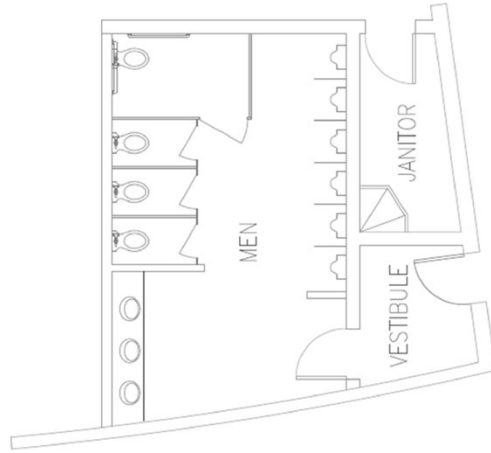
WOMEN'S RESTROOM
ELEVATION & MATERIAL



VESTIBULE ACCENT TILE

WOMEN'S RESTROOM
ELEVATION & MATERIAL

MEN'S RESTROOM



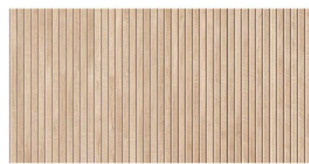
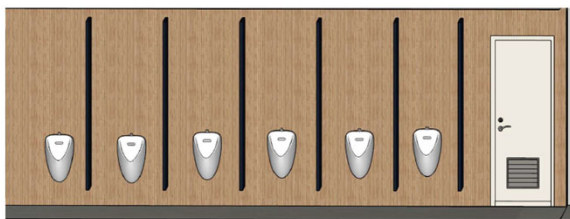
MEN'S RESTROOM
FLOORPLAN



MEN'S RESTROOM
RENDERINGS



MEN'S RESTROOM
RENDERINGS



WALL TILE



PARTITION COLOR

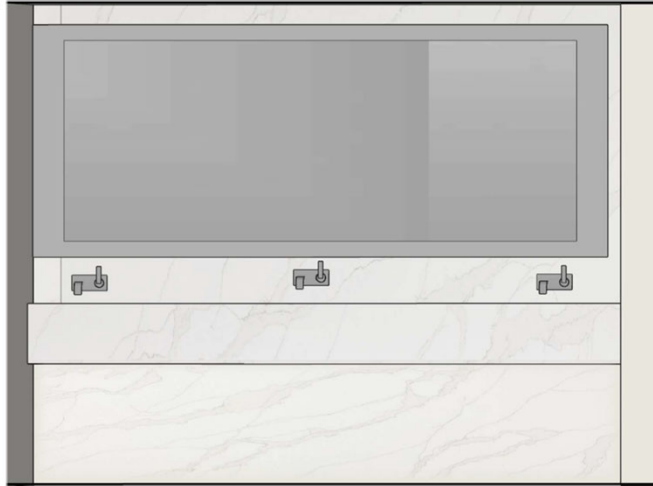


FLOOR TILE

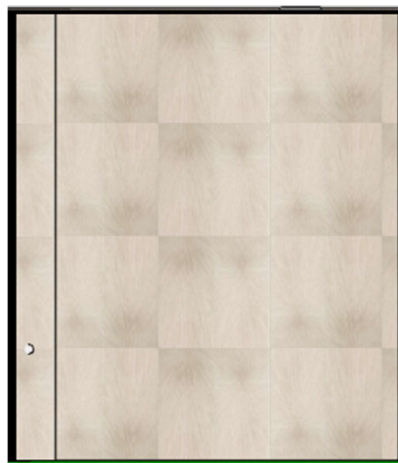
MEN'S RESTROOM
ELEVATION & MATERIAL



QUARTZ COUNTER



MEN'S RESTROOM
ELEVATION & MATERIAL



VESTIBULE ACCENT TILE

MEN'S RESTROOM
ELEVATION & MATERIAL

STAFF REPORT

DATE: February 27, 2024
FOR: Clubhouse 1 Renovation Ad Hoc Committee
SUBJECT: Suggested Charter Revisions

RECOMMENDATION

Recommend the Board of Directors approve a resolution revising the name, responsibilities, and scope of the Clubhouse 1 Renovation Ad Hoc Committee Charter.

BACKGROUND

The current Clubhouse 1 Ad Hoc Committee Charter (Attachment 1) was approved by the Board of Directors on March 3, 2020. The Board periodically reviews the charters of all standing committees to ensure the roles and responsibilities of committees are consistent with current Board policies.

DISCUSSION

The Clubhouse 1 Ad Hoc Committee recently initiated a review of the Committee Charter led by Committee Chair Garthoffner. The proposed revised Charter includes revisions to Committee name, responsibilities, and scope as included in Attachments 2 and 3.

FINANCIAL ANALYSIS

There is no financial impact as a result of the recommended Charter revisions.

Prepared By: Guy West, Projects Division Manager

ATTACHMENT(S)

Attachment 1 – Current Clubhouse 1 Ad Hoc Committee Charter

Attachment 2 – Clubhouses Ad Hoc Committee Charter Resolution 90-24-XX (Markup)

Attachment 3 – Clubhouses Ad Hoc Committee Charter Resolution 90-24-XX (Draft)

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RESOLUTION 90-20-14

**CLUBHOUSE 1 RENOVATION
AD HOC COMMITTEE CHARTER**

WHEREAS, the Board of Directors of this Corporation understand that Clubhouse 1, built in the 1960's, may require some long term renovations; and

WHEREAS, on March 3, 2020 the Board of Directors of this Corporation established the Clubhouse 1 Renovation Ad Hoc Committee in accordance with the Golden Rain Foundation By-laws Article 7, Section 7.1.1 and 7.1.2 for the purpose of providing feedback for the potential renovations and upgrades to Clubhouse 1; and

NOW THEREFORE BE IT RESOLVED, March 3, 2020, that the Board of Directors of this Corporation hereby assigns the duties and responsibilities of this Renovation Ad Hoc Committee as follows:

1. The Clubhouse 1 Renovation Ad Hoc Committee will be provided with and review all current Consultants, Construction Manager and VMS Staff Reports relative to the proposed renovations to Clubhouse 1.
2. The CH1 Renovation Ad Hoc Committee may make suggestions, revisions, changes, approvals, or disapprovals of said Reports. When evaluating said Reports, concepts for the renovation, such as architectural designs, the CH1 Renovation Ad Hoc Committee shall consider the overall Community needs, uses and future growth.
3. Furthermore, the CH1 Renovation Ad Hoc Committee shall serve as the Liaison between the Golden Rain Foundation Maintenance and Construction Committee (GRF M&C), the Community Activities Committee (CAC), and the Finance Committee. The CH1 Renovation Ad Hoc Committee, in its duty as Liaison, will first gather the input of the Golden Rain Foundation Maintenance and Construction GRF-M&C Committee (GRF M&C) and the Community Activities Committee (CAC).
4. The CH1 Renovation Ad Hoc Committee, as Liaison, will submit such gathered inputs to the Consultants, Construction Manager and the VMS staff. The Consultants will then prepare a Preliminary Proposal for the submission to the Ad Hoc Committee and VMS staff for review.
5. The Consultants' Preliminary Proposal will include an Assessment and Schematic Design and Design Development for the Renovation of Clubhouse 1 including the proposed Scope of Work (SOW) and a proposed line item for budgetary consideration.

6. The Scope of Work for the Preliminary Proposal for renovation of Clubhouse 1 at a minimum will focus on:
 - The Architectural considerations,
 - The Original Schematic site and floor plans,
 - The Proposed Schematic Site and Floor Plans changes,
 - The Proposed Building Elevations and Landscape plans,
 - The Interior design,
 - The primary interior activity relationships related to the building and program adjacencies,
 - All interior and exterior Finish Materials and Color Finishes,
 - Parking accommodations and locations,
 - Overall site improvements if required.
7. Upon approved review of the Consultants' Preliminary Proposal by the CH1 Renovation Ad Hoc Committee and the VMS staff, the Ad Hoc Committee will present the Preliminary Proposal to the GRF Maintenance and Construction Committee (GRF M&C) and the Community Activities Committee (CAC) for each committee's review and approval of the implementation plan for the recommended facility upgrades.
8. Upon the final approvals of the Implementation Plans for the recommended facility upgrades by both the GRF Maintenance and Construction Committee (GRF M&C) and the Community Activities Committee (CAC), then the CH1 Renovation Ad Hoc Committee shall present the Implementation Plans to the Finance Committee and the Corporate Members (if applicable) for its approval.
9. The CH1 Renovation Ad Hoc Committee, upon the approval of the Finance Committee and the Corporate Members (if applicable), will submit such approval to the Consultants and the VMS staff.
10. The Consultants and the VMS staff may then commence implementation of Clubhouse 1 renovations according to the approved Implementation Plans.
11. The CH1 Renovation Ad Hoc Committee will meet as needed, to receive project updates from VMS staff and/or the consultant.
12. The CH1 Renovation Ad Hoc Committee shall report on the planned implementation activities to the Golden Rain Foundation Board periodically at Board meetings or when requested by the Golden Rain Foundation Board.

RESOLVED FURTHER, that the Clubhouse 1 Renovation Ad Hoc Committee shall perform such other duties as may be assigned by the Golden Rain Foundation Board and upon conclusion of the Committee's work, it will be disbanded by the Board.

RESOLUTION 90-24-XX

**CLUBHOUSE~~S-4~~ RENOVATION
AD HOC COMMITTEE CHARTER**

WHEREAS, the Board of Directors of this Corporation understand that Clubhouses~~s 4, built in the 1960's,~~ may require ~~some~~ long-term renovations or updating; and

WHEREAS, on (DATE) the Board of Directors of this Corporation established the Clubhouses~~s 4~~ Renovation Ad Hoc Committee in accordance with the Golden Rain Foundation By-laws Article 7, Section 7.1.1 and 7.1.2 for the purpose of providing feedback for the potential renovations and upgrades-updates to Clubhouses~~s. 4; and~~

NOW THEREFORE BE IT RESOLVED, (DATE) that the Board of Directors of this Corporation hereby assigns the duties and responsibilities of this Clubhouses Renovation Ad Hoc Committee as follows:

1. The Clubhouses~~s-4~~ Renovation Ad Hoc Committee will be provided with and review all current Consultants, Construction Manager and VMS Staff Reports relative to the proposed renovations to Clubhouses~~s-4~~.
2. The ~~CH1-Clubhouses~~ Renovation Ad Hoc Committee may make suggestions, revisions, changes, approvals, or disapprovals of said Reports. When evaluating said Reports, concepts for the renovation, such as architectural designs, the ~~CH1-Clubhouses~~ Renovation Ad Hoc Committee shall consider the overall Community needs, uses and future growth.
3. Furthermore, the ~~CH1-Clubhouses~~ Renovation Ad Hoc Committee shall serve as the Liaison between the Golden Rain Foundation Maintenance and Construction Committee (GRF M&C), the Community Activities Committee (CAC) and the Finance Committee. The ~~CH1-Clubhouses~~ Renovation Ad Hoc Committee, in its duty as Liaison, will first gather the input of the ~~GRF M&C-Golden Rain Foundation Maintenance and Construction GRF-M&C Committee (GRF M&C)~~ and the ~~CAC-Community Activities Committee (CAC)~~.
4. The ~~CH1-Clubhouses~~ Renovation Ad Hoc Committee, as Liaison, will submit such gathered inputs to the Consultants, Construction Manager and the VMS staff. The Consultants will then prepare a Preliminary Proposal for the submission to the Ad Hoc Committee and VMS staff for review.
5. The Consultants' Preliminary Proposal will include an Assessment and Schematic Design and Design Development for the Renovation of Clubhouses~~s-4~~ including the proposed Scope of Work ~~(SOW)~~ and a proposed line item for budgetary consideration.
6. The Scope of Work for the Preliminary Proposal for renovation of Clubhouses~~s-4~~ at a minimum will focus on:

- ~~The~~ Architectural considerations,
 - ~~The~~ Original ~~S~~schematic site and floor plans,
 - ~~The~~ Proposed ~~S~~schematic ~~S~~site and ~~F~~floor ~~P~~plans changes,
 - ~~The~~ Proposed ~~B~~building ~~E~~elevations and ~~L~~andscape plans,
 - ~~The~~ Interior design,
 - ~~The~~ ~~p~~Primary interior activity relationships related to the building and program adjacencies,
 - All interior and exterior ~~F~~finish ~~M~~materials and ~~C~~color ~~F~~finishes,
 - Parking accommodations and locations,
 - Overall site improvements if required.
7. Upon approved review of the Consultants' Preliminary Proposal by the ~~CH1-Clubhouses~~ Renovation Ad Hoc Committee and the VMS staff, the Ad Hoc Committee will present the Preliminary Proposal to the ~~GRF M&C-GRF Maintenance and Construction Committee (GRF M&C)~~ and the ~~CAC-Community Activities Committee (CAC)~~ for each committee's review and approval of the implementation plan for the recommended facility upgrades.
 8. Upon the final approvals of the Implementation Plans for the recommended facility upgrades by both the ~~GRF M&C-GRF Maintenance and Construction Committee (GRF M&C)~~ and the ~~CAC-Community Activities Committee (CAC)~~, then the ~~CH1-Clubhouses~~ Renovation Ad Hoc Committee shall present the Implementation Plans to the Finance Committee and the Corporate Members (if applicable) for its approval.
 9. The ~~CH1-Clubhouses~~ Renovation Ad Hoc Committee, upon the approval of the Finance Committee and the Corporate Members (if applicable), will submit such approval to the Consultants and the VMS staff.
 10. The Consultants and the VMS staff may then commence implementation of Clubhouse-4 renovations according to the approved Implementation Plans.
 11. The ~~CH1-Clubhouses~~ Renovation Ad Hoc Committee will meet as needed, to receive project updates from VMS staff and/or the consultant.
 12. The ~~CH1-Clubhouses~~ Renovation Ad Hoc Committee shall report on the planned implementation activities to the Golden Rain Foundation Board periodically at Board meetings or when requested by the Golden Rain Foundation Board.

RESOLVED FURTHER, that the Clubhouses-4 Renovation Ad Hoc Committee shall perform such other duties as may be assigned by the Golden Rain Foundation Board and upon conclusion of the Committee's work, it will be disbanded by the Board.

[RESOLVED FURTHER, that Resolution 90-20-14 adopted March 3, 2020 is hereby superseded and cancelled.](#)

RESOLUTION 90-24-XX

**CLUBHOUSES RENOVATION
AD HOC COMMITTEE CHARTER**

WHEREAS, the Board of Directors of this Corporation understand that Clubhouses may require long-term renovations or updating; and

WHEREAS, on (DATE) the Board of Directors of this Corporation established the Clubhouses Renovation Ad Hoc Committee in accordance with the Golden Rain Foundation By-laws Article 7, Section 7.1.1 and 7.1.2 for the purpose of providing feedback for the potential renovations and updates to Clubhouses.

NOW THEREFORE BE IT RESOLVED, (DATE) that the Board of Directors of this Corporation hereby assigns the duties and responsibilities of this Clubhouses Renovation Ad Hoc Committee as follows:

1. The Clubhouses Renovation Ad Hoc Committee will be provided with and review all current Consultants, Construction Manager and VMS Staff Reports relative to the proposed renovations to Clubhouses.
2. The Clubhouses Renovation Ad Hoc Committee may make suggestions, revisions, changes, approvals, or disapprovals of said Reports. When evaluating said Reports, concepts for the renovation, such as architectural designs, the Clubhouses Renovation Ad Hoc Committee shall consider the overall Community needs, uses and future growth.
3. Furthermore, the Clubhouses Renovation Ad Hoc Committee shall serve as the Liaison between the Golden Rain Foundation Maintenance and Construction Committee (GRF M&C), the Community Activities Committee (CAC) and the Finance Committee. The Clubhouses Renovation Ad Hoc Committee, in its duty as Liaison, will first gather the input of the GRF M&C and the CAC.
4. The Clubhouses Renovation Ad Hoc Committee, as Liaison, will submit such gathered inputs to the Consultants, Construction Manager and the VMS staff. The Consultants will then prepare a Preliminary Proposal for the submission to the Ad Hoc Committee and VMS staff for review.
5. The Consultants' Preliminary Proposal will include an Assessment and Schematic Design and Design Development for the Renovation of Clubhouses including the proposed Scope of Work and a proposed line item for budgetary consideration.
6. The Scope of Work for the Preliminary Proposal for renovation of Clubhouses at a minimum will focus on:

- Architectural considerations,
 - Original schematic site and floor plans,
 - Proposed schematic site and floor plans changes,
 - Proposed building elevations and landscape plans,
 - Interior design,
 - Primary interior activity relationships related to the building and program adjacencies,
 - All interior and exterior finish materials and color finishes,
 - Parking accommodations and locations,
 - Overall site improvements if required.
7. Upon approved review of the Consultants' Preliminary Proposal by the Clubhouses Renovation Ad Hoc Committee and the VMS staff, the Ad Hoc Committee will present the Preliminary Proposal to the GRF M&C and the CAC for each committee's review and approval of the implementation plan for the recommended facility upgrades.
 8. Upon the final approvals of the Implementation Plans for the recommended facility upgrades by both the GRF M&C and the CAC, then the Clubhouses Renovation Ad Hoc Committee shall present the Implementation Plans to the Finance Committee and the Corporate Members (if applicable) for its approval.
 9. The Clubhouses Renovation Ad Hoc Committee, upon the approval of the Finance Committee and the Corporate Members (if applicable), will submit such approval to the Consultants and the VMS staff.
 10. The Consultants and the VMS staff may then commence implementation of Clubhouse renovations according to the approved Implementation Plans.
 11. The Clubhouses Renovation Ad Hoc Committee will meet as needed, to receive project updates from VMS staff and/or the consultant.
 12. The Clubhouses Renovation Ad Hoc Committee shall report on the planned implementation activities to the Golden Rain Foundation Board periodically at Board meetings or when requested by the Golden Rain Foundation Board.

RESOLVED FURTHER, that the Clubhouses Renovation Ad Hoc Committee shall perform such other duties as may be assigned by the Golden Rain Foundation Board and upon conclusion of the Committee's work, it will be disbanded by the Board.

RESOLVED FURTHER, that Resolution 90-20-14 adopted March 3, 2020, is hereby superseded and cancelled.