



**SPECIAL MEETING OF THE FINANCE COMMITTEE\***

**Monday, July 29, 2024 - 1:30 p.m.  
Laguna Woods Village Board Room/Virtual Meeting  
24351 El Toro Road,  
Laguna Woods, CA 92637**

Laguna Woods Village owners/residents are welcome to participate in all open committee meetings and submit comments or questions regarding virtual meetings using one of two options:

1. Join the Committee meeting via a Zoom link at: <https://us06web.zoom.us/j/83185869622> or by calling 669-900-6833 Access Code: 83185869622
2. Via email to [meeting@vmsinc.org](mailto:meeting@vmsinc.org) any time before the meeting is scheduled to begin. Please use the name of the committee in the subject line of the email. Name and unit number must be included.

**NOTICE OF MEETING AND AGENDA**

*This Meeting May Be Recorded*

1. Call to Order
2. Acknowledgement of Media
3. Approval of the Agenda
4. Approval of Meeting Report for June 19, 2024
5. Chair's Remarks
6. Member Comments (Items Not on the Agenda)
7. Department Head Update

**Items for Discussion and Consideration**

8. Golf Fee Recommendation
9. Traffic Fee Recommendation
10. Endorsements from Standing Committees -
  - a) Maintenance & Construction Committee- Pricing Rates for Electric Vehicle Charging Stations

**Items for Future Agendas**

- RV Fee Recommendation

**Concluding Business**

11. Committee Member Comments
12. Date of Next Meeting: Wednesday, August 21, 2024 at 1:30 p.m.
13. Adjournment

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

William Cowen, Chair  
Steve Hormuth, Staff Officer  
Telephone: 949-597-4201

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FINANCE COMMITTEE MEETING  
REPORT OF THE REGULAR OPEN SESSION

Wednesday, June 19, 2024 – 1:30 p.m.  
Hybrid Meeting

**DIRECTORS PRESENT:** Juanita Skillman – Chair, Martin Roza, Brad Rinehart, Thomas Tuning, Mickie Choi Hoe, David Veeneman, Sue Stephens, Donna Rane- Szostak

**DIRECTORS ABSENT:** William Cowen (Excused)

**ADVISORS PRESENT:** None.

**STAFF PRESENT:** Siobhan Foster, Carlos Rojas, Steve Hormuth, Jose Campos, Baltazar Mejia, Tom McCray, Pam Jensen, Carmen Aguilar, Alison Giglio, Eric Nunez, Tom Siviglia, Ada Sigler, Karina Vargas

**OTHERS PRESENT:** GRF – Jim Hopkins, Egon Garthoffner, Stephen Leonard  
United – Alison Bok, Georgiana Willis, Ellen Leonard, Sue Quam  
Third – Reza Karimi, Andy Ginocchio  
VMS- Cynthia Rupert

**Call to Order**

Director Juanita Skillman, chaired and called the meeting to order at 1:31 p.m.

**Acknowledgement of Media**

The meeting was streamed via Granicus and Zoom for members of the community to participate virtually.

**Approval of the Agenda**

A motion was made to approve the agenda as presented. Hearing no objection, the motion to approve the agenda passed unanimously.

**Approval of the Meeting Report for April 17, 2024**

A motion was made in closed session and carried unanimously to approve the committee report with the following change:

- Remove Director Sue Stephens, alternate as absent, as Director Sanborn was present  
Hearing no objections, the motion was approved.

**Chair's Remarks**

Director Skillman informed the committee that a 15 minutes recesses would be provided to allow the review of the documents that were provided at the start of the meeting. The recess to take place between the Department Head Update and the Preliminary Financials.

### **Member Comments (Items Not on the Agenda)**

Director Quam shared the prices on ticket printing charges at the PAC and would like to recommend staff review this item as a potential revenue resource for future agendas.

### **Department Head Update**

Steve Hormuth, Director of Financial Services, shared an update on the 2025 Business Plan development that began in March 2024 and highlighted the budget Calendar schedule emphasizing the open session Version 2 scheduled for July 10.

Director Skillman recessed meeting at 1:40 and reconvened the meeting at 1:57pm.

### **Preliminary Financial Statements dated May 31, 2024**

The committee reviewed the financial statements dated May 31, 2024. Questions were addressed and noted by staff.

### **2023 Operating Fund Deficit Transfer**

Steve Hormuth, Director of Financial Services, presented a staff report recommending the committee endorse a \$1,100,881 transfer from the Contingency Fund to the Operating Fund. An endorsed, and later approval by the board, transfer would reimburse the Operating Fund for the operating deficit occurring during 2023. A motion was made by Director Thomas Tuning to approve and endorse staff's recommendation as presented. Director Mickie Choi Hoe seconded. The motion passed by unanimous decision to accept this recommendation and present at the next Board meeting.

### **Endorsement from Standing Committees**

Security and Community Access Committee - City of Laguna Woods memorandum of Understanding (MOU) providing Security access to Orange County Fire Authority emergency radio monitoring. Tom Siviglia, Operations Manager - Security, presented a staff report recommending the approval for entering into a MOU with the City of Laguna Woods to permit GRF to use 800 MHZ radios. This will enable participation in the Orange County Coordinated Communications System and allow monitoring of the Orange County Fire Authority's responses further facilitating effective responses to emergency situations throughout Laguna Woods Village. The usage and activation of the two 800 MHZ radios will cost about \$1,620 annually. This unbudgeted 2024 expense will be funded from the operating fund and paid to the City of Laguna Woods per the MOU. Future business plans will cover any ongoing maintenance costs. Director Sue Stephens made a motion to approve and endorse the recommendation. Director David Veeneman seconded. The motion passed by unanimous decision.

Maintenance & Construction Committee - Pricing Rates for Electric Vehicle Charging Stations. Bart Mejia, Assistant Director- Maintenance and Construction, presented a staff report recommending keeping the current EV charging rates unchanged as SCE does not anticipate a rate increase for 2025. The current pricing covers energy costs, the flex billing fee and

contributes to shared mutual costs. Questions and discussion ensued. Director Tuning made a motion to postpone until the subsequent meeting. Director Choi Hoe seconded. The motion passed by a 7-1 vote to postpone until the following meeting for review.

### **Golf Fee Cost Analysis**

Steve Hormuth presented a staff report for Golf fees informing of the review to be conducted in two steps; first comparing current operational and maintenance costs to those at the last fee change, and second, recommending whether to keep or adjust the fee. Staff further elaborated that a separate meeting will be scheduled for detailed discussion of the fee recommendation.

### **Traffic Fee Cost Analysis**

Steve Hormuth presented a staff report to inform members of how traffic fees are determined. Further stating that unlike most of the fees in Laguna Woods Village, traffic fees aim to ensure compliance with driving and parking rules, independent of the security department costs. The review will be in two steps: first, reporting the lack of correlation between costs and fees, and second, recommending any changes in a separate meeting.

### **RV Storage Fee Cost Analysis**

Steve Hormuth presented a staff report to inform that RV Storage Fees, last reviewed in 2017 via resolution 90-17-32, increased from \$160 to \$320 annually. The current review compares costs from 2017 to 2024, show a 4% increase in expenses for utilities, asphalt sealing and patching, security landscape, and custodial services. A subsequent meeting will be scheduled to recommend whether to keep or adjust the fees.

### **Future Agenda Items**

- Golf Fee Update
- Traffic Fee Update
- RV Fee Update

### **Committee Member Comments**

None.

### **Date of Next Meeting**

Wednesday, August 21, 2024 at 1:30 p.m.

### **Recess to Closed Session**

The meeting recessed to closed session at 4:20 p.m.

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Juanita Skillman, Chair

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## STAFF REPORT

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**DATE:** July 29, 2024  
**FOR:** Finance Committee  
**SUBJECT:** Golf Fee Recommendation

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### **RECOMMENDATION**

Staff recommends the following:

- 1) The Committee endorse a shared cost percentage of 35% (covering total expense for golf maintenance and operations including depreciation for work centers 580 / 581 / 670 / 680) leaving the remaining 65% of total costs to be recovered through golf facility use fees.
- 2) The Committee review the proposed Schedule of Golf Fees (ATT1) and endorse Option A, inclusive of changes to trail fees, cart and club rental fees, driving range fees, and green fees for members and guests, with an effective date of January 1, 2025. An endorsement of Option A is authorization to temporarily exceed the 35 / 65 split between shared cost and recovery through fees (estimated from 2025 - 2027).

### **BACKGROUND**

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

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

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

## **DISCUSSION**

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

In an effort to provide the Committee with alternatives, three options have been included in the attached Schedule of Golf Fees (ATT1) with revenue and recovery through fee percentages illustrated on the second attachment titled Operating Statement (ATT2). All three options assume consistent golf facility usage derived from taking averages from 2022 through 2024.

### **Option A:**

The first of the three alternatives, Option A, includes an increase in all categories. While the proposed guest green fees for 18 holes at the 27-hole course are increased by \$5 per round of golf and the member green fees have increased by \$3, the remaining golf green fees have increased by \$2 or less per round. Each of the three bucket sizes for driving range balls have increased by \$1 and both cart rentals and trail fees have been raised to contribute towards increasing the expense recovery through fee percentage.

As displayed in the Operating Statement (ATT2), the revenue percentage anticipated to be recovered through fees is 73% for Option A. The purpose for increasing the fees to 73% in this option was to recapture some of the missed revenue from both 2023 and 2024 totaling approximately \$700,000 had the 65% recovery percentage been in place. The forecast for this option is to contribute approximately \$330,000 above the 65% pricing model in 2025 and an additional \$250,000 in 2026. Assuming costs increase in future years by 4% annually from the 2025 budgeted expenses, golf fees may remain unchanged through 2028 when the percentage recovered through fees falls to 65%.

### **Option B:**

The second of the three alternatives, Option B, includes fewer and smaller changes to fees. While member green fees for 18 holes at the 27-hole course remain unchanged, as does the pricing for driving range balls, lesser increases have been applied to the remaining green fees along with carts and clubs.

As with Option A, the revenue percentage to be recovered through fees is presented in the Operating Statement (ATT2) at 65%. Whereas this option matches the recovery percentage through fees of 65%, it is not anticipated to contribute any additional revenue to recover past shortfalls.

### **Option C (No Change):**

The last of the three alternatives, Option C, matches the existing fees currently in place. The revenue percentage anticipated to be recovered through fees in this option is 62%, a difference of approximately (\$139,000) less than the 65% pricing model.



### **FINANCIAL ANALYSIS**

Should the Committee endorse Option A, \$3,078,763 of golf revenue is projected to be generated in 2025. As noted above, the revenue percentage anticipated to be recovered through fees is 73%. The intent of temporarily exceeding the 65% split is to recapture some of the missed revenue from 2023-2024, when percentages were under the 65% threshold.

Should the Committee endorse Option B, \$2,745,727 of golf revenue is projected to be generated in 2025. Although this option achieves the 65% threshold, revenue projections are approximately \$400,000 less than currently projected in the 2025 Business Plan. The shortfall can be remedied by either an increased assessment of approximately \$2.12 per manor per month (PMPM), increases in other non-assessment revenues, and/or decreases in non-golf related expenses.

Should the Committee endorse Option C, \$2,608,756 of golf revenue is projected to be generated in 2025. This option does not achieve the 65% threshold and instead is estimated at a 62% recovery. Revenue projections are approximately \$462,000 less than currently projected for the 2025 Business Plan. Similar to Option B above, the shortfall can be remedied by either an increased assessment of approximately \$3.02 PMPM, increases in other non-assessment revenues, and/or decreases in non-golf related expenses.

**Prepared By:** Steve Hormuth, Director of Financial Services

**Reviewed By:** Jose Campos, Assistant Director of Financial Services  
Alison Giglio, Recreation and Special Events Director  
Tom McCray, Golf Operations Manager

**Committee Routing:** Community Activities Committee (CAC) – August 8, 2024

### **ATTACHMENT(S):**

Attachment 1 Schedule of Golf Fees (ATT1)  
Attachment 2 Operating Statement (ATT2)

**Golden Rain Foundation of Laguna Woods**

## Schedule of Golf Fees

## Fee Recommendation Options A - C

	<b>Option A</b>		<b>Option B</b>		<b>Option C</b>	
	<b>Fee</b>	<b>Change</b>	<b>Fee</b>	<b>Change</b>	<b>Fee</b>	<b>Change</b>
<b>Carts &amp; Clubs</b>						
Cart Registration (Trail Fee), Single Use	\$12.00	50%	\$10.00	25%	\$8.00	0%
Cart Registration (Trail Fee), Annual Pass	75.00	25%	65.00	8%	60.00	0%
Cart Rental, 18 Holes	20.00	33%	18.00	20%	15.00	0%
Cart Rental, 9 Holes	10.00	25%	9.00	13%	8.00	0%
Cart Rental, Hand Pulled	2.00	100%	2.00	100%	1.00	0%
Club Rental	45.00	80%	30.00	20%	25.00	0%
Club Storage (locker), Annual Fee	60.00	33%	45.00	0%	45.00	0%
Club Storage (locker) , Monthly	12.00	0%	12.00	0%	12.00	0%
<b>Driving Range</b>						
Driving Range, Large Bucket	7.00	17%	6.00	0%	6.00	0%
Driving Range, Small Bucket	5.00	25%	4.00	0%	4.00	0%
Driving Range, Quarter Bucket	3.00	50%	2.00	0%	2.00	0%
<b>Greens Fee, 27 Hole Course, 18 Holes</b>						
Members	19.00	19%	16.00	0%	16.00	0%
Guests, Weekday	40.00	14%	38.00	9%	35.00	0%
Guests, Weekend	60.00	9%	60.00	9%	55.00	0%
<b>Greens Fee, 27 Hole Course, 9 Holes</b>						
Members	10.00	25%	9.00	13%	8.00	0%
Guests, Weekday	20.00	11%	19.00	6%	18.00	0%
Guests, Weekend	29.00	4%	29.00	4%	28.00	0%
<b>Greens Fee, Par 3 Course, 18 Holes</b>						
Members	12.00	20%	11.00	10%	10.00	0%
Guests	18.00	13%	18.00	13%	16.00	0%
<b>Greens Fee, Par 3 Course, 9 Holes</b>						
Members	7.00	17%	7.00	17%	6.00	0%
Guests	10.00	25%	9.00	13%	8.00	0%

**Golden Rain Foundation of Laguna Woods**

## Operating Statement

## Fee Recommendation Options A - C

	2019	2020	2021	2022	2023	2024	2025	2025	2025
	Actual	Actual	Actual	Actual	Actual	Annualized	Option A	Option B	Option C
<b>Revenues:</b>									
Golf green fees	1,351,798	1,241,594	1,656,161	1,777,020	1,677,719	1,689,913	2,248,910	1,987,382	1,886,862
Golf operations	231,543	273,504	318,827	363,750	249,558	342,856	484,390	412,882	376,431
Merchandise sales	182,296	139,787	296,061	314,534	212,217	280,129	332,000	332,000	332,000
Clubhouse rentals and event fees	9,933	3,088	4,659	25,085	17,275	12,064	13,463	13,463	13,463
Miscellaneous	1,184	(150)	38	59	44	325	-	-	-
<b>Total golf revenue</b>	<b>1,776,754</b>	<b>1,657,823</b>	<b>2,275,745</b>	<b>2,480,447</b>	<b>2,156,812</b>	<b>2,325,287</b>	<b>3,078,763</b>	<b>2,745,727</b>	<b>2,608,756</b>
<b>Expenses:</b>									
Employee comp and related	2,159,467	2,278,434	2,162,121	2,227,466	2,232,335	2,310,720	838,783	838,783	838,783
Materials and supplies	264,959	262,536	248,861	284,626	220,433	214,093	42,200	42,200	42,200
Cost of goods sold	143,244	99,459	204,813	223,256	150,881	200,815	207,000	207,000	207,000
Community events	-	-	-	255	-	2,605	1,750	1,750	1,750
Utilities and telephone	443,534	464,673	573,170	651,031	475,876	459,664	661,273	661,273	661,273
Equipment rental	46,621	42,508	43,586	62,446	54,502	69,618	55,100	55,100	55,100
Outside services	71,738	100,451	220,124	247,224	238,991	248,908	1,891,954	1,891,954	1,891,954
Repairs and maintenance	8,046	4,937	7,098	16,221	9,187	-	18,700	18,700	18,700
Other operating expense	22,342	17,150	18,591	17,381	14,416	22,023	7,300	7,300	7,300
Property and sales tax	14,495	11,659	23,114	24,230	16,870	21,753	24,606	24,606	24,606
Net allocation of mutuals	110,476	93,357	111,438	123,469	133,937	109,636	63,635	63,635	63,635
Depreciation	400,368	374,232	387,734	389,492	384,616	397,555	415,000	415,000	415,000
<b>Total expense</b>	<b>3,685,290</b>	<b>3,749,397</b>	<b>4,000,649</b>	<b>4,267,095</b>	<b>3,932,044</b>	<b>4,057,391</b>	<b>4,227,301</b>	<b>4,227,301</b>	<b>4,227,301</b>
<b>Total revenue</b>	<b>1,776,754</b>	<b>1,657,823</b>	<b>2,275,745</b>	<b>2,480,447</b>	<b>2,156,812</b>	<b>2,325,287</b>	<b>3,078,763</b>	<b>2,745,727</b>	<b>2,608,756</b>
<b>Total expense</b>	<b>3,685,290</b>	<b>3,749,397</b>	<b>4,000,649</b>	<b>4,267,095</b>	<b>3,932,044</b>	<b>4,057,391</b>	<b>4,227,301</b>	<b>4,227,301</b>	<b>4,227,301</b>
<b>Net expense (i.e. loss)</b>	<b>(1,908,536)</b>	<b>(2,091,574)</b>	<b>(1,724,904)</b>	<b>(1,786,648)</b>	<b>(1,775,232)</b>	<b>(1,732,104)</b>	<b>(1,148,538)</b>	<b>(1,481,574)</b>	<b>(1,618,545)</b>
<b>Revenue as a % of expense</b>	<b>48%</b>	<b>44%</b>	<b>57%</b>	<b>58%</b>	<b>55%</b>	<b>57%</b>	<b>73%</b>	<b>65%</b>	<b>62%</b>

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## STAFF REPORT

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**DATE:** July 29, 2024  
**FOR:** Finance Committee  
**SUBJECT:** Traffic Fee Recommendation

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### **RECOMMENDATION**

Staff recommends the Committee review and endorse the proposed Schedule of Traffic Monetary Penalties (ATT1) with an effective date of January 1, 2025.

### **BACKGROUND**

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

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

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

### **DISCUSSION**

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

### **FINANCIAL ANALYSIS**

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

**Prepared By:** Steve Hormuth, Director of Financial Services  
**Reviewed By:** Jose Campos, Assistant Director of Financial Services  
**Committee Routing:** Security & Community Access Committee – August 28, 2024  
**ATTACHMENT(S):**  
Attachment 1 Schedule of Traffic Monetary Penalties (ATT1)

## Schedule of Traffic Monetary Penalties

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

\* Violation is ineligible for traffic school

## STAFF REPORT

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**DATE:** July 29, 2024  
**FOR:** Finance Committee  
**SUBJECT:** Pricing Rates for Electric Vehicle Charging Stations

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### **RECOMMENDATION**

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

### **BACKGROUND**

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

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

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

### **DISCUSSION**

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

On June 19, 2024, the GRF Finance Committee directed staff to review the grant and bring revised increased rates to the August 21, 2024 meeting of the committee for recommendation to the board. However, due to the scheduling of this special meeting, the item has been moved up to this meeting to allow for the implementation of the new rates, if any, at the earliest possible time.

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

**FINANCIAL ANALYSIS**

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

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

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

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

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

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

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

**Prepared By:** Baltazar Mejia, Maintenance and Construction Assistant Director

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

- ATTACHMENT(S)**
- Attachment 1 – GRF EV Charging Station Report, May 2024**
  - Attachment 2 – Rate Calculation Spreadsheet**
  - Attachment 3 – Summary of EV Charging Rates of Nearby Stations**
  - Attachment 4 – Resolution 90-24-XX**



## GOLDEN RAIN FOUNDATION

ELECTRIC VEHICLE CHARGING STATION REPORT  
FEBRUARY 2024

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

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

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

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

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### **RESOLUTION 90-24-XX**

#### **Pricing Rates for Electric Vehicle Charging Stations**

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

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

**NOW THEREFORE BE IT RESOLVED**, [DATE], that the Board hereby approves the following pricing rates for electric vehicle charging stations effective upon adoption of this resolution:

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

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

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

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

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