

OPEN MEETING

REPORT OF THE REGULAR MEETING OF THE GOLDEN RAIN FOUNDATION COMMUNITY ACTIVITIES COMMITTEE

Thursday, May 13, 2021 – 1:30 p.m.
Virtual Zoom Webinar

MEMBERS PRESENT: Jon Pearlstone, Chair, Bunny Carpenter, Yvonne Horton, Andre Torng, Elsie Addington, Debbie Dotson, Reza Karimi, Dennis Boudreau, Juanita Skillman

MEMBERS ABSENT: Ryna Rothberg

OTHERS PRESENT: Dick Rader

STAFF PRESENT: Brian Gruner, Jennifer Murphy, Jackie Kupfert

Call to Order

Chair Pearlstone called the meeting to order at 1:30 p.m.

Acknowledgement of Media

There was no press present.

Approval of Agenda

A motion was made, and by consensus, the agenda was approved.

Approval of Committee Report for April 8, 2021

A motion was made, and by majority consensus, the report was approved.

Chair's Remarks

Chair Pearlstone stated a show of great respect for Director Moldow as he passed recently and will strive to keep some of his ideas moving forward to honor his memory. The fee structure project will be discussed today in hopes of recommending minor changes that may provide budget stability. Chair Pearlstone stated major changes will be coming in regards to availability of activities due to improvement of the pandemic. He recommends the committee support staff with these changes as it will take several months to phase in new activities mostly due to the difficulty in replacing staff due to COVID layoffs.

Report of the Recreation and Special Events Director

Mr. Gruner stated staff continues to follow the conditional modified operating procedures based on state and county guidelines. At this time, Orange County is in the orange tier with anticipation of moving to the yellow tier next Wednesday. The current Orange County statistics are as follows: adjusted daily case rate per 100,000 is 1.8, test positivity rate is 1% and tests per 100,000 is 277. Staff is eagerly anticipating the state to fully reopen with no restrictions including not wearing masks on June 15 according to Governor Newsom. Mr. Gruner stated staff is preparing to reopen activities but will be an incremental process due to staffing as many are not working at their assigned facility. Management is diligently working to hire enough staff to safely reopen facilities and to ensure proper customer service levels.

Mr. Gruner stated the following facility updates: the Library is reopened with modifications; Clubhouse 4 utilization is still low and the reservable times may be expanded to three or four times per week instead of only two which may also include weekends; Pool 1 is still closed due to a new boiler that must be built and shipped which may delay the reopening until the end of June or early July; the Golf Greens committee has not finalized a skins game solution, but the skins games participants have been able to book the normal tee times using the online reservation system, foreUP. Maggie Blackwell is the Golf Greens committee secretary and those who must miss the meeting may find a suitable substitute for fair voting; foreUP is working very well with minor hiccups and has improved the billing process with staff assisting those who need assistance setting up charge accounts; aerification of the golf course is complete.

Mr. Gruner introduced Ms. Cobarruviaz, Equestrian Supervisor, to provide an update on the Equestrian Center. Ms. Cobarruviaz stated the following improvements: health and safety are a priority which include lighting improvements, both solar and cafe lights; trees added for shade for the horses; decorative plants and vines from the nursery have been added for beautification; implemented new services for boarders which is adding revenue; new lesson types will be available; the trail system has been cleaned and staff will create a trail map; the equine assisted learning program is being created; VCF Help the Herd funding is at approximately \$8,000; painting stalls and replacement of mangers project is being completed; the arena footing project will commence soon; guided facility tours will be offered once facility opens to non-boarders and guests; staff is working to connect our trails to the OC trail system.

Mr. Gruner stated the upcoming yellow tier only changes the capacity levels of our activities. Staff will be meeting with club presidents, continue working on the reopening plan and strive to improve the staffing shortage issue. Director Dotson stated the CDC changed guidelines today with President Biden stating if vaccinated, you may stop wearing masks in certain situations. She inquired as to informing the community of the reopening plan to ensure expectations are clear. Mr. Gruner stated many changes have been made regarding the CDC recommendations and staff monitors these regularly. Reopening of facilities depends upon staffing and he concurred with being transparent to the community. Director Carpenter

inquired as to the Equestrian Center opening on June 15. Mr. Gruner stated the Equestrian Center is scheduled to open on June 15. Director Carpenter stated a list of pricing for new programming will need to be ready at that time. Chair Pearlstone stated staff will have to determine the legalities of proof of immunization. Advisor Skillman stated the library has been open for a week with restrictions such as only 15 people are allowed at one time and masks are required to protect volunteers. These measures will continue for everyone's safety. Advisor Skillman disputed the Library utilization as those numbers represent reserved items only, not the use of the outdoor area of the library. Mr. Gruner clarified that these numbers are for residents served, not number of items checked out.

Chair Pearlstone stated the CDC guidelines are followed per state guidelines and the state guidelines supersede country guidelines. Director Karimi stated limitation on labor work force is prevalent in all work centers and several states announced discontinuation of extra unemployment benefits as of June 15. He stated we may need to utilize volunteers. Mr. Gruner stated that can be a consideration. Chair Pearlstone stated the priority is to get information out to the community. Mr. Gruner stated staff will work with the Marketing and PR department to disseminate reopening information.

Director Dotson inquired as to eliminating all reservations systems on June 15. Mr. Gruner stated the reservation systems will be reduced via a gradual reduction process with modifications. She stated the concern will be determining if someone is vaccinated. She stated it is up to vaccinated people to wear a mask or not and that we (Recreation) aren't able to monitor others with regard to vaccine status.

Member Comments (Items Not on the Agenda)

A member was called to speak regarding Emeritus classes returning as status quo and its impact on the community.

Mr. Gruner stated staff is currently discussing contract renewal with Saddleback Emeritus Institute. Emeritus representatives stated the number of classes will be reduced by approximately 10 which will equate to 75 class offerings. Some classes will remain online. Director Horton stated the parking lot at Clubhouse 4 is impacted with resident cars from buildings close by and inquired as to how this will be managed in the future. Mr. Gruner stated Security can assist with monitoring. Director Dotson stated parking is most concerning for the community and Emeritus brings value to the community. Chair Pearlstone inquired as to what the percentage of Emeritus attendees are residents. Mr. Gruner stated approximately 3,000 attend classes and approximately 2,000 are residents.

Director Addington stated a fee for a second and third vehicle would be more costly for residents, not Emeritus students. She stated the parking fee for Emeritus non-resident students is also impacting the parking for residents and appears low. Director Karimi inquired as to how much revenue Emeritus generates. Chair Pearlstone stated this will be discussed on future agendas. Director Horton stated non-resident Emeritus students pay \$50 for

parking. Director Carpenter stated \$50 is high. Chair Pearlstone stated this may be lower than the parking fee at Saddleback College.

Staff was directed to add Emeritus Update to a future CAC agenda which is to include a brief analysis of what the new Emeritus agreement will feature and the financial impact of this program.

CONSENT

None.

REPORTS

Shared Fee/Financial Analysis Update – Chair Pearlstone presented the Recreation Department Financial Analysis which assists with the review to manage costs for residents and minimize impact on assessments while not reducing customer service levels. He stated Mr. Gruner has been most cooperative and his commitment has been appreciated. Chair Pearlstone presented the objectives and implementation strategy.

Mr. Gruner presented a snapshot of utilization estimates which were used to calculate the estimated monthly cost per manor and monthly GRF cost per participant, recommended fee changes, proposed options for additional revenue, GRF potential revenue sources and a summary of current shared cost percentages. Chair Pearlstone stated the utilization figures were reviewed to help establish the top three fees that are considered very low compared to industry standards. Any fee adjustment considered would be done once and any increase in these fees may assist the Recreation Department to remain under budget. Chair Pearlstone stated that \$30M possibly needed for future facility upkeep may be offset with proposed additional revenue from outside sources, but we do not currently have the staffing to research these proposed revenue sources and additional staff would be necessary to complete this research. Chair Pearlstone stated the Recreation budget may be met if a cost of living increase, reduction of budget, lockdown of capitals and an increase of trust facility is reviewed closely.

Discussion ensued.

A motion was made to accept the three fee increases as stated on slide 5 of the Recreation presentation: Golf Driving Range bucket of balls (small = \$2.00; medium = \$4.00; large = \$6.00), clubhouse lockers minimum charge of \$25 (billiards at Clubhouse 1 and at PAC, Clubhouse 4 outdoor lockers, Clubhouse 4 jewelry indoor lockers, and Community Center Table Tennis lockers) and catering fee of \$2.00 per plate to be effective January 1, 2022.

Motion passed unanimously.

Staff was directed to review all locker fees which will remain unchanged for 2021 and to place this item on a future CAC agenda. Chair Pearlstone stated standardizing the shared cost percentages may not be feasible and generating additional revenue from outside sources is preferred. Chair Pearlstone stated a potential motion for next CAC would be to accept the proposed fee schedule and cost of living adjustment for the next three years at a not-to-exceed cap of 3%.

2021 Recreation Department Financial Forecast - Mr. Gruner presented the facility utilization and the 2021 quarterly report for the Recreation Department expenditures and revenue.

Chair Pearlstone inquired as to actual versus budget which appears as an excess of \$82,043 showing the Recreation Department as under budget.

Director Torng inquired as to shortage of revenue, lower expenses and the reason the Recreation Department is under budget. Chair Pearlstone stated expenses are lower for 2021. Mr. Gruner stated the shortage of revenue is based partially upon no guests allowed on golf course and guest green fees are substantially higher. Chair Pearlstone stated another expenditure was loss of golf tee times during COVID.

Staff was directed to include Clubhouse 4 utilization in the facility utilization report next month.

Garden Center Speed Bumps Update – Mr. Gruner stated the modifications made to the existing speed bumps at Garden Center 2.

Chair Pearlstone congratulated Director Horton and Director Addington for suggesting the modifications to the speed bumps. Director Addington thanked staff for completing this project as the gardeners seem pleased.

Aliso Creek Park Signage – Mr. Gruner stated amplified music has been a concern at the Aliso Creek park area and inquired as to modifying current signage. Chair Pearlstone would like an additional sign in lieu of a new sign.

Discussion ensued.

A motion was made to add a sign stating please no amplified music in this area.

Motion passed unanimously.

Mr. Gruner stated a current staff person may be able to replicate the current sign and add the new information. Staff will research both options of adding an additional sign or replicating the current sign to include proper verbiage.

Removal of Garden Center 1 Office Building Update - Mr. Gruner stated the removal of the Garden Center 1 office building project can be completed in-house through General Services. The foundation will remain for use of presentations or events.

A motion was made to remove the Garden Center 1 office building.

Discussion ensued.

Motion passed unanimously.

ITEMS FOR DISCUSSION AND CONSIDERATION

None

ITEMS FOR FUTURE AGENDAS

Laguna Woods Village Pre-reserved Golf Tee Times - Mr. Gruner stated the Greens Committee will continue to meet to ensure an equitable resolution for the skins game is reached and all other golf related items are fairly represented.

Staff was directed to keep this item under Items for Future Agendas.

Long Range Plans for Outdoor Activities – Staff was directed to keep this item under Items for Future Agendas.

Garden Center 2 Access Gate –Mr. Gruner stated staff will continue to work on making the gates operable.

CONCLUDING BUSINESS

Committee Member Comments

Director Addington stated great meeting and thanked all for attending.

Advisor Skillman stated staffing reports indicate 20 part-time jobs are available for which residents may apply, but none are applying at this time. Open positions are posted on the website and may need to be included in the Friday eblast as staffing will be the main hindrance to reopening.

Chair Pearlstone stated reopening may be challenging and cautioned the committee to be prepared to field resident calls. Chair Pearlstone hopes to present a fee structure that will be fair to all residents.

Director Dotson stated some residents may not want to return due to COVID concerns and open positions should be publicized better.

Date of Next Meeting

The next regular meeting of the GRF Community Activities Committee will be held at 1:30 p.m. via the Zoom Webinar platform on Thursday, June 10, 2021.

Adjournment

There being no further business, the Chair adjourned the meeting at 4:15 p.m.

Jon Pearlstone

Jon Pearlstone, Chair