



## **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, March 05, 2024, 9:30 a.m.  
24351 El Toro Road, Laguna Woods, California  
Board Room/Virtual Meeting**

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**Directors Present:** James Hopkins, Gan Mukhopadhyay, Yvonne Horton, Juanita Skillman, Martin Roza, Egon Garthoffner, Joan Milliman, William Cowen

**Directors Absent:** Ryna Rothberg, Cush Bhada

**Staff Present:** CEO - Siobhan Foster, Paul Nguyen, Carlos Rojas, Steve Hormuth, Connie Habal, Alison Giglio, Guy West, Chuck Holland, Eric Nunez, Robert Carroll, Pamela Bashline

**Other Directors Present:** Robert Reyes – VMS, Alison Bok – United, Andy Ginocchio – Third, Ellen Leonard – United, Ed Elwell – VMS, Mickie Choi Hoe – United, Reza Karimi - Third

#### **1. Call Meeting to Order/ Establish Quorum – President Hopkins**

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

#### **2. Pledge of Allegiance**

Director Milliman led the Pledge of Allegiance to the Flag.

#### **3. Acknowledgment of Media**

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

#### **4. Approval of Agenda**

President Hopkins requested an approval of the agenda.

Hearing no further changes or objections, the agenda was approved by unanimous consent.

#### **5. Approval of Minutes**

- a. February 6, 2024 – GRF Board Regular Open Meeting
- b. February 15, 2024 – GRF Board Agenda Prep Meeting

There being no objections, the meeting minutes of February 6, 2024 – GRF Board Regular Open Meeting were approved by unanimous consent.

There being no objections, the meeting minutes of February 15, 2024 – GRF Board Agenda Prep Meeting were approved by unanimous consent.

## **6. Report of the Chair**

President Hopkins spoke on the following items:

- Space Planning Ad Hoc Committee Meeting Tomorrow

## **7. CEO Report**

Siobhan Foster-CEO provided a report on the following items:

- VMS Update
- GRF Basic Assessment
- Comparison Chart of 55+ Communities
- Hold on No More

CEO Foster answered questions from the Board.

Chuck Holland, Information and Resident Services Director, provided an update on ERP and discussed the following:

- Enterprise Resource Planning
- Why an ERP
- Original ERP Schedule
- Updated ERP Schedule
- Phase 1 Go Live Schedule
- What are the Expected Results

## **8. Open Forum (Three Minutes per Speaker)**

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

- A member commented on the Foundation of Laguna Woods Village
- A member commented on the TV programming at the gym
- A member commented on pickleball and the need for more courts
- A member commented on the comparison chart between similar senior communities
- A member commented on AT&T removing landline and the Koi Pond at CH1

## **9. Responses to Open Forum Speakers**

- CEO Foster commented that the discussion of television programming will be discussed at the next CAC meeting and that the Koi are being taken care of on a regular schedule
- Multiple Directors commented on the ongoing TV programming at the fitness
- Multiple Directors commented on the landline issue
- President Hopkins commented on the comparison data as well as the pickleball issue

## **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) would 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 January 2024, and by this vote ratified that such review be confirmed in this month's Board Member Open Session Meeting minutes.**

### **10b. Laguna Hills Memorial Day Half Marathon, 5K & 10K**

#### **RESOLUTION 90-24-07**

#### **City of Laguna Hills Memorial Day Half Marathon, 10K and 5K Request to Use a Portion of Laguna Woods Village**

**WHEREAS**, the City of Laguna Hills Memorial Day Half Marathon, 10K and 5K, is scheduled to take place on Monday, May 27 2024; and

**WHEREAS**, the City of Laguna Hills is requesting that the Golden Rain Foundation allow a portion of the course to traverse Laguna Woods Village, to enter in Gate 2, traverse around Via Estrada, to Calle Aragon, to Avenida Sevilla, to Avenida Majorca, back to Via Estrada and out Gate 2;

**NOW THEREFORE BE IT RESOLVED**, March 5, 2024, that the Board of Directors of this Corporation hereby authorizes the limited use of the Community streets inside Gate 2 on the morning of May 27, 2024, for the City of Laguna Hills Memorial Day Half Marathon, 10K and 5K event; 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.

Director Skillman made a motion to approve the Consent Calendar. Director Roza seconded.

Hearing no changes or objections, the Consent Calendar was approved unanimously.

## **11. Unfinished Business**

### **11a. Clubhouse 1 Renovation Update (Oral Discussion)**

Alison Giglio, Recreation and Special Events Manager, Manuel Gomez, Maintenance and Construction Manager, and Robert Carroll, General Services Manager, provided the following

updates:

- Safety fences were put up yesterday to secure the facility
- Staff worked overnight to get the facilities ready
- Koi Pond is taken care of, weekly service and daily feeding
- Groups are settling in in new temporary spaces
- Classes, Groups, emeritus class moved to CC
- Mon, Weds, Friday, are busiest days of the week between 9 a.m. and 4 p.m.
- Staff parking has been moved to the other side of the building to accommodate the additional resident parking needed for fitness center 1
- Expanded fitness center hours
- Initiated a one guest policy for fitness center and pickle ball
- Working with volleyball and shuffleboard to find suitable locations
- Pool 2 closed for 8 weeks for maintenance
- Contractor on site
- Demolition of bathrooms underway
- 3 weeks with asbestos testing
- Pending change order, did not include locker room and showers in initial scope of work, CH ad hoc committee endorsed addition of 24 lockers
- Change order \$18,000 for lockers in shower quarters
- Going well with new transportation hub

Discussion ensued among the Board.

President Hopkins requested item 11c. be discussed prior to item 11b.

There were no objections.

### **11b. Update Committee Appointments**

Director Milliman read the following resolution:

#### **RESOLUTION 90-24-08**

#### **GRF Committee Appointments**

**RESOLVED**, March 5, 2024, that the following persons are hereby appointed and ratified to serve on the Committees of this Corporation:

#### **Community Activities Committee**

Yvonne Horton, Chair (GRF)

Joan Milliman, Alternate (GRF)

Cush Bhada (GRF)

Mark Laws (Third)

Andy Ginocchio (Third)

Reza Karimi, Alternate (Third)

Sue Quam (United)  
Ellen Leonard (United)  
Peter Sanborn, (Mutual 50)  
Sue Stephens, Alternate (Mutual 50)  
Advisors: Roland Boudreau, Ajit Gidwani, Elsie Addington

#### **Finance Committee**

Martin Roza, (GRF)  
William Cowen, Chair (GRF)  
Andy Ginocchio (Third)  
Moon Yun (Third)  
Brad Rinehart, Alternate (Third)  
Thomas Tuning (United)  
Mickie Choi Hoe (United)  
**Peter Sanborn (Mutual 50)**  
Sue Stephens, **Alternate** (Mutual 50)

#### **Information Technology Advisory Committee (ITAC)**

James Hopkins, Chair (GRF)  
~~Bunny Carpenter (GRF)~~  
Martin Roza (GRF)  
Sue Quam (United)  
Tom Tuning (United)  
Mark Laws (Third)  
S.K. Park (Third)  
Advisors: Sue Margolis, Debbie Dotson

#### **Landscape Committee**

Cush Bhada, Chair (GRF)  
Juanita Skillman (GRF)  
Yvonne Horton, Alternate (GRF)  
Sue Quam (United)  
Anthony Liberatore (United)  
Nathaniel Ira Lewis (Third)  
S.K. Park (Third)  
Reza Karimi, Alternate (Third)  
Glenn Miller (Mutual 50)  
Sue Stephens, Alternate (Mutual 50)  
Advisor: Catherine Brians, Donna Rane-Szostak

#### **Maintenance & Construction Committee**

Yvonne Horton, Chair (GRF)  
Gan Mukhopadhyay (GRF)  
Egon Garthoffner, Alternate (GRF)  
Ralph Engdahl (Third)

S.K. Park (Third)  
Brad Rinehart, Alternate (Third)  
James Cook, Alternate (Third)  
Alison Bok (United)  
Pearl Lee (United)  
Mickie Choi Hoe, Alternate (United)  
Sue Stephens (Mutual 50)  
Peter Sanborn, Alternate (Mutual 50)  
Advisors: Reza Karimi, Bill Walsh, Ajit Gidwani

#### **Clubhouse Renovation Ad Hoc Committee**

Egon Garthoffner, Chair (GRF)  
Gan Mukhopadhyay, Co-Chair (GRF)  
Andy Ginocchio (Third)  
Ralph Engdahl (Third)  
Reza Karimi, Alternate (Third)  
Alison Bok (United)  
Anthony Liberatore (United)  
Advisors: Reza Karimi, Ajit Gidwani, Bill Walsh

#### **Media and Communications**

Joan Milliman, Chair (GRF)  
Juanita Skillman (GRF)  
Cush Bhada, Alternate (GRF)  
Jim Cook (Third)  
Cris Prince (Third)  
Moon Yun, Alternate (Third)  
Maggie Blackwell (United)  
Georgiana Willis (United)  
Peter Sanborn (Mutual 50)  
Sue Stephens, **Alternate** (Mutual 50)  
Advisors: Carmen Pacella, Tom Nash, Lucy Parker, Theresa Frost, Catherine Brians

#### **Website Ad Hoc Committee**

Joan Milliman, Chair (GRF)  
Juanita Skillman (GRF)  
Anthony Liberatore (United)  
Mickie Choi Hoe (United)  
Mark Laws (Third)  
Advisors: Lucy Parker, Diane Phelps

#### **Broadband Ad Hoc Committee**

Martin Roza, Chair (GRF)  
William Cowen (GRF)

~~Bunny Carpenter, Alternate (GRF)~~

Cris Prince (Third)

Jim Cook (Third)

Reza Karimi, Alternate (Third)

Alison Bok, non-voting (United)

Sue Quam (United)

Tom Tuning (United)

Peter Sanborn (Mutual 50)

Sue Stephens, **Alternate** (Mutual 50)

Advisor: John Cornell, Debbie Dotson

**Mobility & Vehicles Committee**

Ryna Rothberg, Chair (GRF)

Juanita Skillman, (GRF)

Cush Bhada, Alternate (GRF)

Moon Yun (Third)

S.K. Park (Third)

Reza Karimi, Alternate (Third)

Alison Bok (United)

Nancy Carlson (United)

Sue Stephens, (Mutual 50)

Peter Sanborn, Alternate (Mutual 50)

Advisor: Vashi Williams, Elsie Addington

**Security and Community Access**

Juanita Skillman, Chair (GRF)

Cush Bhada (GRF)

Egon Garthoffner, Alternate (GRF)

S.K. Park (Third)

Reza Karimi (Third)

Nancy Carlson (United)

Maggie Blackwell (United)

Sue Stephens (Mutual 50)

Peter Sanborn, Alternate (Mutual 50)

**OTHER COMMITTEES:**

**Disaster Preparedness Task Force**

Eric Nunez, Co-Chair

Juanita Skillman, Co-Chair (GRF)

Gan Mukhapadhyay (GRF)

S.K. Park (Third)

Moon Yun (Third)

Anthony Liberatore (United)

Georgiana Willis (United)

Rick Kopps, Alternate Resident (Mutual 50)  
Sue Stephens (Mutual 50)  
Advisors: Tom Soule, Bruce Bonbright

**Laguna Woods Village Traffic Hearings** (Chair will alternate between Boards)

Juanita Skillman, (GRF)  
Cush Bhada, Alternate (GRF)  
S.K. Park (Third)  
Mark Laws, Alternate (Third)  
Maggie Blackwell (United)  
Vidya Kale, Alternate (United)  
Sue Stephens (Mutual 50)  
Glenn Miller, Alternate (Mutual 50)

**Select Audit Task Force**

William Cowen, Chair (GRF)  
Diane Phelps (GRF)  
Mickie Choi Hoe (United)  
Peggy Moore (Third)

**Executive Hearings Committee**

~~Bunny Carpenter (GRF)~~  
Yvonne Horton, Chair (GRF)  
Juanita Skillman, Alternate (GRF)  
Joan Milliman (GRF)

**Space Planning Ad Hoc Committee**

~~Bunny Carpenter, Alternate (GRF)~~  
James Hopkins, Chair (GRF)  
Yvonne Horton, (GRF)  
Cush Bhada (GRF)  
Alison Bok (United)  
Tom Tuning (United)  
Nancy Carlson (United)  
Andy Ginocchio (Third)  
S.K. Park (Third)  
Reza Karimi (Third)  
Sue Stephens (Mutual Fifty)  
Peter Sanborn (Mutual Fifty)  
Glenn Miller (Mutual Fifty)

**Correspondent** – Elsie Addington (GRF)  
**El Toro Water District** – Juanita Skillman (GRF)

**RESOLVED FURTHER**, that Resolution 90-24-05 adopted February 6, 2024, is hereby superseded and cancelled; and

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

Director Milliman made a motion to approve the Resolution for GRF Committee Appointments. Director Roza seconded.

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

**THIS ITEM WAS DISCUSSED PRIOR TO ITEM B**

**11c. Gate 12 Update – Eric Nunez (Oral Discussion)**

Carlos Rojas, Director of Operations, and Eric Nunez, Director of Security, provided an update regarding Gate 12.

Discussion ensued among the Board, Mr. Rojas and Mr. Nunez.

**12. New Business**

**12a. Entertain a Motion to Approve GRF Fee Structure for New and Non-returned ID Cards (March initial notification – 28-day notification for member review and comments to comply with Civil Code §4360)**

Director Milliman read the following resolution:

**RESOLUTION 90-24-XX**

**GRF ID Card Fees**

**WHEREAS**, the Golden Rain Foundation requires that all approved residents residing in the Village carry an ID card with them at all times; and

**WHEREAS**, the Community Services Division issues ID cards when a resident is approved to reside in the unit; and

**WHEREAS**, all owners/members, non-owner occupants, and tenants are required to return their ID cards at the time residency is terminated, and failure to do so may result in unauthorized entry into the community; and

**WHEREAS**, all GRF ID card fees should be identified in one resolution and placed on the website to provide transparency and improve communications;

**NOW THEREFORE BE IT RESOLVED**, April 2, 2024, that the Board of Directors of this corporation hereby establishes the following fee schedule related to processing new and non-returned ID cards:

Card Status	Fee
New ID card for non-owner occupant	\$25
New ID cards for new resident owners/members	No charge
New ID cards for lessees, sublessees, renters, lodgers	Included in application processing fee
ID card renewals (Lessees and Mutual Fifty)	No charge
Non-return or failure to surrender ID card	\$125
Unverified lost, destroyed, or stolen ID cards not returned	\$125
Replacement card for verified lost or destroyed cards, and stolen ID cards with the presence of a police theft report	\$25

**RESOLVED**, Resolution G-94-100 adopted November 1, 1994; Resolution G-95-18 adopted March 7, 1995; Resolution G-96-103 adopted December 3, 1996; and Resolution 90-18-35 adopted August 7, 2018 are hereby superseded and cancelled; and

**RESOLVED FURTHER**, that the fee schedule shall be placed on the website; and

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

Director Milliman made a motion to approve the Resolution GRF ID Card Fees for discussion purposes and to postpone the final vote for 28-days per Civil Code §4360. Director Skillman seconded.

Discussion ensued among the Board.

Pamela Bashline, Community Services Manager, commented and gave clarification.

Hearing no changes or objections, the motion was approved unanimously. 8-0-0.

### **13. The Board took a 5-minute break**

### **14. Committee Reports**

- a. Report of the Finance Committee/Financial Reports – Director Cowen. The committee met on February 21, 2023; next meeting April 17, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.
  - (1) GRF Treasurer’s Report – Director Cowen
  - (2) GRF Finance Committee Report – Director Cowen
- b. Report of the Community Activities Committee – Director Horton. The committee met on February 8, 2024; next meeting March 14, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.

- c. Report of the Landscape Committee – Director Skillman. The committee met on February 14, 2023; next meeting May 1, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.
- d. Report of the Maintenance & Construction Committee – Director Horton. The committee met on February 14, 2024; next meeting April 10, 2024, at 9:30 a.m. in the Board Room and as a virtual meeting.
  - (1) Report of the Clubhouse Renovation Ad Hoc Committee – Director Garthoffner. The Committee met on February 27, 2024; next meeting TBA.
  - (2) Space Planning Ad Hoc Committee – President Hopkins. The Ad-Hoc Committee met on January 31, 2024. Next meeting March 6, 2024, at 1:30 p.m. in the Board Room.
- e. Report of the Media and Communications Committee—Director Milliman. The committee met on January 15, 2024; next meeting April 15, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.
  - (1) Website Ad-Hoc Committee – Director Milliman. The committee met on May 22, 2023; next meeting TBA.
- f. Report of the Broadband Ad Hoc – Director Roza. The closed committee met on February 14, 2024; next meeting TBA.
- g. Report of the Mobility & Vehicles Committee – Director Skillman. The committee met on February 7, 2024; next meeting May 1, 2024, at 1:30 p.m. in the Board Room.
- h. Report of the Security & Community Access Committee – Director Skillman. The committee met on February 28, 2024; next meeting April 24, 2024, at 1:30 p.m. in the Board Room and as a virtual meeting.
  - (1) Report of the Laguna Woods Village Traffic Hearings – Director Skillman. The Traffic Hearings were held on February 21, 2024; next hearings on March 20, 2024, at 9:00 a.m. as a virtual meeting.
  - (2) Executive Member Hearings Committee – Director Milliman. The committee met on February 1, 2024; next meeting March 7, 2024, at 9:00 a.m. in the Willow Room.
- i. Report of the Disaster Preparedness Task Force – Director Skillman. The Task Force met on January 30, 2024; next meeting March 26, 2024, at 9:30 a.m. in the Board Room and as a virtual meeting.
- j. Information Technology Advisory Committee – President Hopkins. The committee met on February 23, 2024; next meeting March 29, 2024, as a virtual meeting.

**15. Future Agenda Items** - *All matters listed under Future Agenda Items are Resolutions on 28-day public review or items for a future Board Meeting. No action will be taken by the Board on these agenda items at this meeting. The Board will take action on these items at a future Board Meeting.*

- *GRF Fee Structure for New and Non-returned ID Cards*
- *Racquet Sports Utilization*

#### **16. Director's Comments**

- Director Skillman and Director Milliman discussed the work of the committees
- Director Mukhopadhyay commented on money saving

**17. Recess – 11:45 a.m.** - *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.*

#### **Closed Session Agenda**

*VMS Board Update*

*Approve the Agenda*

*Approve the Minutes of:*

*(a) February 6, 2024 – Regular Closed Session*

*Discuss and Consider Personnel Matters*

*Discuss and Consider Contractual Matters*

*Discuss Legal/Legislation Matters*

*Discuss Member Disciplinary Matters*

#### **18. Adjournment**

The meeting was adjourned at 2:44 p.m.

DocuSigned by:

*Joan Milliman*

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Joan Milliman, Secretary of the Board  
Golden Rain Foundation