

**THE BOARD OF DIRECTORS OF  
THE GOLDEN RAIN FOUNDATION OF LAGUNA WOODS  
A CALIFORNIA NON-PROFIT MUTUAL BENEFIT CORPORATION**

**Monday, May 24, 2021, at 1:30 p.m.**  
24351 El Toro Road, Laguna Woods, California  
Virtual Meeting

The purpose of this meeting is to review the proposed 2022 Capital Plan Proposals and Five Year CIP

**NOTICE AND AGENDA**

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1. Call Meeting to Order / Establish Quorum – President Carpenter
2. State Purpose of Meeting – President Carpenter
3. Approval of the Agenda
4. Chair Remarks
5. Open Forum (Three Minutes per Speaker)

At this time Members only may address the Board of Directors regarding items not on the agenda and within the jurisdiction of this Board of Directors. The Board reserves the right to limit the total amount of time allotted for the Open Forum. Members can attend the meeting by joining the Zoom link <https://us06web.zoom.us/j/88917300370> or by calling (949) 268-2020 or email [meeting@vmsinc.org](mailto:meeting@vmsinc.org) to request to speak.

6. Responses to Open Forum Speakers
7. Review of the 2022 Capital Plan Proposals and Five Year CIP
8. Adjournment



## STAFF REPORT

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**DATE:** May 24, 2021  
**FOR:** Board of Directors  
**SUBJECT:** 2022 Capital Plan Proposals

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### **RECOMMENDATION**

Staff recommends the Board review the Proposed 2022 Capital Plan and provide direction for change or revision at the meetings on May 24 and June 7, 2021.

### **BACKGROUND**

At its May 24 and June 7, 2021 meetings, the GRF Board will review a Five-Year Capital Improvement Plan (CIP) (see Attachment 1) to prioritize upcoming projects. Based on input received at the meeting and subsequent discussions, staff will refine the CIP and Reserves Plan as included in this agenda.

The CIP of this corporation reflects the funding necessary to maintain, repair, replace or restore major common-area components with funding provided from various reserve funds over the next 30 years.

- The Equipment Reserve Fund is used for the purchase of new and replacement equipment, including but not limited to vehicles, machinery, office equipment, and furniture. This fund receives monies through assessments, investment earnings, and a transfer of operating surplus if directed by the board.
- The Facilities Reserve Fund is used for the acquisition, addition, replacement or improvement of Foundation and Trust facilities and their components. This fund receives monies through assessments, investment earnings, and a transfer of operating surplus if directed by the board.
- Trust Facilities Fee Fund accumulates fees charged at the time of title transfer, generating revenue to maintain and improve the recreational and other amenities available to all residents of Laguna Woods Village. These monies are transferred by the board, as needed, to fund projects included in this plan.

A narrower focus over the next five years is provided by the CIP. This document details the proposed projects and budgetary estimates for all GRF equipment and facility needs. A summary of the five-year CIP is reflected in Table 1 below. Annual funding is obtained as part of the business planning process.

Table 1

	Proposed 2022	Estimated 2023	Estimated 2024	Estimated 2025	Estimated 2026	TOTAL
CIP Total	\$7,292,363	\$12,932,800	\$11,033,584	\$7,029,471	\$9,960,532	\$48,248,750

The proposed 2022 funding of \$7,292,363 is \$5,826,656 less than the \$13,119,019 projected for 2022 in the current year reserves plan, primarily attributable to deferral of Clubhouse 1 improvements to reflect a more realistic timeline.

## **FINANCIAL ANALYSIS**

The proposed projects for 2022 total \$7,292,363, as summarized below. This report provides a brief description of each project recommended for the upcoming budget year, divided into the categories commensurate with the location of the projects.

	Equipment	Facilities	Total
<b>Aquatics</b>			<b>\$9,000</b>
CH 5 Pool Cover	\$9,000		\$9,000

- Funding of \$9,000 is recommended to replace the Clubhouse 5 pool cover. The prior cover was in poor condition due to surpassing its useful life of 10 years and has been disposed of.

	Equipment	Facilities	Total
<b>Broadband Services</b>			<b>\$629,500</b>
Set Top Boxes	\$300,000		\$300,000
Infrastructure	\$250,000		\$250,000
Signal Receivers and Transcoders	\$25,000		\$25,000
UPS Battery for Power Supplies	\$22,000		\$22,000
Village Television Studio Equipment	\$17,500		\$17,500
ENG Cameras (2)	\$15,000		\$15,000

- Funding of \$300,000 is recommended for the purchase of approximately 1,000 Set Top Boxes in anticipation of the demand for digital services and replacement of failed units at the end of their useful lives.
- Funding of \$250,000 is recommended to replace aging cable infrastructure. The existing cable infrastructure is 20-years old. It is normal that metal enclosures and underground conduits deteriorate over time. By reinvesting in this infrastructure project, it is anticipated to add an additional 20 years of service to this system. Splitting the nodes for additional service capacity (spectrum/bandwidth) will be needed to support resident bandwidth growth as identified in The Broadband Group analysis. Funds will be utilized to immediately repair failed components and to continue the inspection of the entire network to determine future repairs.

- Funding of \$25,000 is recommended to replace end-of-life and end-of-support broadband headend equipment. This equipment provides ROVI iGuide data to the set top boxes and HD DTAs, allows for the staging of set-top boxes, adding and removal of packages to set top boxes and retrieval of Pay-Per-View purchases for billing.
- Funding of \$22,000 is recommended to replace the UPS Battery for power supplies. The batteries power amplifiers to boost signal to ensure proper signal strength in each manor. Replacement of the power supplies every 5 years is to promote continuous 24/7 operation of the cable outside plant during power outages. GRF has experienced a number of outages (both planned & unplanned), over the years the power plant is aging with underground cabling, transformers, switches, etc.
- Funding of \$17,500 is recommended to replace the current news desk, first built in the late 1980's, renovated in 2000 and again in 2016. Directors of the various boards and some guests on a number Village Television programs have commented that the desk is too high and/or uncomfortable, needs ergonomic improvements, and appears dated. Replacement will provide viewers of Village Television with an enhanced, more modern viewing experience. Board members, advertising clients and staff will appear with an up to date professional studio experience.
- Funding of \$15,000 is recommended to replace two electronic news gathering (ENG) cameras, utilized to produce programs and segments for Village Television, as well as produce commercials and infomercials on behalf of the Media Services 55 client base. The expected serviceable life of the proposed camera package is 5 years based on industry standards for comparable equipment; the cameras have been in continual use since 2011. Over the last year, the cameras have exhibited failure patterns requiring increased maintenance costs and production down-time. In addition, the image sensors and accompanying control circuitry within the cameras have shown imaging problems due to aging.

	Equipment	Facilities	Total
<b>Clubhouses</b>			<b>\$1,277,000</b>
CH 1 Assessment/Renovation		\$1,250,000	\$1,250,000
CH 5 Stage Curtains (Ballroom)	\$27,000		\$27,000

- Funding of \$1,250,000 is recommended for year 1 of a multi-year project to assess and renovate Clubhouse 1. In 1964, Clubhouse 1 became the first clubhouse constructed in Laguna Woods Village. This facility has many amenities for the residents, including the main lounge, multi-purpose rooms, fitness center, swimming pool, shuffleboard courts, billiards, etc. Clubhouse 1 is the most visited recreational facility in Laguna Woods Village with approximately 226,615 visits in 2019. An assessment report of the facility was completed and reviewed by the Board. In 2021 a programmatic study was ordered. The purpose of this study was to summarize the utilization and current productivity of all current spaces and provide alternative solutions to maximize utilization of the facility present and future. The Board will review all findings and determine the direction of Clubhouse 1. Some structural, mechanical, electrical, plumbing, life safety, and ADA aspects of the facility may need to be upgraded to comply with current codes.

- Funding of \$27,000 is recommended to replace aging stage curtains, necessitated by the current curtain age and condition, installed in 1998. Current fire code requires treatment of curtains every five years with fire retardant. The curtains have not been treated since installation.

	Equipment	Facilities	Total
<b>Computers</b>			<b>\$1,713,000</b>
Financial Software	\$1,500,000		\$1,500,000
Village Website Replacement	\$175,000		\$175,000
Asset Management Software for PM	\$30,000		\$30,000
CAD Format Plotter	\$8,000		\$8,000

- Funding of \$1,500,000 is recommended for the investigation, selection, development and implementation of an Enterprise Resource Planning (ERP) software solution to replace the existing financial software system AX 2012, the obsolete framework of Stellar and reduce the number of stand-alone systems currently in use. To successfully manage and maintain over 12,000 homes demands a wide variety of business systems, the primary one is an ERP for all employees to receive and access accurate and timely data. Laguna Woods Village serves nearly 18,000 residents, with property assets ranging in the billions of dollars.

The ERP system will be rolled out in phases. The first phase will include the implementation of an application framework to manage and operate the customer service, service management and resident portal systems as well as the creation and deployment of a series of web enabled screens relating to automated resident services. Subsequent phases will include the replacement of AX 2012 and subsequent property management and banking modules.

- Funding of \$175,000 is recommended for update of the current Village Website, with the goal of improving the user experience and ease of use. The new website will be built on a new platform and is expected to reduce the number of phone calls to Resident Services and the CEO's Office. The primary work would be done by consultants.
- Funding of \$30,000 is recommended for Asset Management Software. The Maintenance Service Division of the M&C Department is charged with the routine maintenance and upgrade of facility equipment in all GRF facilities. Currently maintenance is manually tracked and relies on employee institutional knowledge and paper backup. The proposed Asset Management software for Facilities Management will allow automated tracking of all equipment for preventive maintenance, life cycles, and repairs and will provide recommendations for timely replacement of needed equipment. Currently the Maintenance Services Division relies on manual tracking and expected equipment serviceable life to make maintenance and upgrade decisions. Once the software is set up, the routine and ongoing maintenance will be scheduled automatically.
- Funding of \$8,000 is recommended for a replacement of the CAD Format Plotter. This printer is currently being used by the staff for all large prints including CAD drawings, engineering plans and HR fliers. It also includes a 36-inch scanner with Contact Image Sensor (CIS) technology and a monitor. The current plotter has issues operating on

current computer operating system. The production of this plotter and the replacement parts are discontinued and the repair of this device is costly and not feasible.

	Equipment	Facilities	Total
<b>Fitness</b>			<b>\$35,500</b>
CH 1 Treadmills (3)	\$30,500		\$30,500
CH 1 Elliptical Trainer	\$5,000		\$5,000

- Funding of \$30,500 is recommended for three treadmills in Clubhouse 1. Between the two fitness centers about 4,000 residents and their guest use the facility each week. The treadmills are one of the most popular pieces of cardio equipment. The average lifespan of our treadmills is 5 - 7 years. Based on the advice of our maintenance mechanic, the three treadmills that are up for replacement are 14 - 15 years old. Waits up to two months or more have been experienced when replacement parts are backordered and there are some parts that are either not available or they are very expensive.
- Funding of \$5,000 is recommended to purchase an additional elliptical trainer. The average lifespan of the Ellipticals/Cross Trainers is 5 - 7 years. Based on the advice of the maintenance mechanic, the elliptical that will be replaced is 13 years old. Like the treadmills, availability of replacement parts is limited and extended wait times have been experienced.

	Equipment	Facilities	Total
<b>Golf Facilities</b>			<b>\$87,000</b>
Rough Mower	\$87,000		\$87,000

- Funding of \$87,000 is recommended for the replacement of a Rough Mower, which has reached the end of its serviceable life, requiring excessive maintenance and repairs restricting work progress and productivity. The 27-Hole Golf Course is one of the most widely used amenities at Laguna Woods Village. To maintain the aesthetic appeal and functionality of the golf courses and driving range, the golf maintenance crew relies on specialized equipment to address specific maintenance needs.

	Equipment	Facilities	Total
<b>Landscape</b>			<b>\$347,000</b>
Centralized Irrigation System (Phase 3)	\$200,000		\$200,000
Utility Loaders (2)	\$60,000		\$60,000
Navigation Mowers – Walkers (3)	\$45,000		\$45,000
48" Lazer Lawn Mowers (3)	\$30,000		\$30,000
60" Lazer Lawn Mower	\$12,000		\$12,000

- Funding of \$200,000 is recommended for phase 3 of the five-year replacement of the centralized irrigation system. The current centralized irrigation system was installed in 2001. The current system cannot be utilized to track problems in the field, requiring staff to physically visit every system to verify functionality. The Landscape Services Department recommends replacement of the system over the course of five years. Initial

funding of \$300,000 was approved in 2020 and 2021; and the next funding phase of \$200,000 is recommended in 2022.

- Funding of \$147,000 is recommended to replace a variety of mowers and miscellaneous landscaping equipment that requires replacement due to age.

	Equipment	Facilities	Total
<b>Other Equipment</b>			<b>\$130,000</b>
Building Maintenance Operations Equipment	\$50,000		\$50,000
Maintenance Services Equipment	\$50,000		\$50,000
Miscellaneous Fleet/Paving Equipment	\$30,000		\$30,000

- Funding of \$50,000 is recommended for building maintenance operations equipment. By including contingency funding in the Capital Plan, unforeseen maintenance tools and equipment can be purchased without deferring service requests or decreasing productivity.
- Funding of \$50,000 is recommended for maintenance services equipment. Contingency funds for equipment support operational needs when unforeseen requirements result in equipment purchases to meet or improve service levels. Equipment purchases under \$25,000 will be completed at the discretion of the CEO and purchases over \$25,000 must follow normal board approval process for supplemental appropriations.
- Funding of \$30,000 is recommended for the replacement or addition of miscellaneous equipment as needed for fleet, paving, and janitorial use.

	Equipment	Facilities	Total
<b>Other GRF Facilities</b>			<b>\$552,576</b>
Building E Assessment and Design Development		\$200,000	\$200,000
Slope Renovation		\$153,576	\$153,576
Miscellaneous Projects		\$125,000	\$125,000
Trailer for Office Work Space	\$50,000		\$50,000
Garden Center 2 - Roofs		\$18,000	\$18,000
Equestrian Siding/Enclosure of Hay Barn		\$6,000	\$6,000

- Funding of \$200,000 is recommended for Building E Assessment and Design Development. Building E is a one-story building with wooden frame and has an area of 5,300 SF. It contains staff offices for Landscape, Security, and Maintenance Departments. Building E was originally a warehouse building that consisted of concrete slab and corrugated sheet metal. In 1976, it was converted to a single-story wood-framed building atop the existing slab. It has experienced structural movement.
- Funding of \$153,576 is recommended for Slope Renovation, previously budgeted in operations. A vendor will be contracted to renovate GRF slopes so in-house crews can continue to provide existing service levels.



- Funding of \$125,000 is recommended for miscellaneous projects. By including contingency funding in the Capital Plan, unforeseen projects can be completed in an economical and timely fashion without going through the formal board review process required for supplemental appropriations. Projects under \$25,000 will be completed at the discretion of the CEO and projects over \$25,000 must follow normal board approval process for supplemental appropriations.
- Funding of \$50,000 is recommended for a trailer for office work space. Office space is needed at the nursery for operations and computer access.
- Funding of \$18,000 is recommended for replacement of existing composition shingle roofs of Garden Center 2 with new composition shingle roofs. There have been several leak issues that were remediated, including the replacement of skylights and carpet along with dry downs. The roof replacement will eliminate the current leak and repair issues.
- Funding of \$6,000 is recommended for equestrian siding/enclosure of hay barn. The unprotected hay barn allows the hay to be exposed to the elements such as rain and moisture ruining the hay. The siding/enclosure will protect the feed and allow for the quality of the feed to be maintained.

	Equipment	Facilities	Total
<b>Paving</b>			<b>\$904,091</b>
Asphalt Paving and Sealcoat Programs		\$704,091	\$704,091
Parkway Concrete Repairs		\$200,000	\$200,000

- Funding of \$704,091 is recommended for the Asphalt Paving and Sealcoat Programs. GRF streets and parking lots provide residents vehicular access to their manors and facilities within the Community. The anticipated serviceable life of the new pavement is estimated to be 25 years. The recommended asphalt paving and sealcoat budget is \$604,091 and sealcoat work for GRF pavement is completed on a five-year cycle, budgeted at \$100,000.
- Funding of \$200,000 is recommended for parkway concrete repairs. In coordination with paving, staff has identified concrete areas that require repair or replacement. With recommended funding of \$200,000, the parkway concrete repairs program is designed to repair damaged GRF curb/gutter, driveway aprons, and sidewalks adjacent to the planned paving overlay areas prior to asphalt paving work and add requisite accessibility Americans with Disabilities Act (ADA) ramps, as needed.

	Equipment	Facilities	Total
<b>Security</b>			<b>\$176,696</b>
Gate 12 Security Upgrade		\$66,696	\$66,696
Security Building HVAC System		\$65,000	\$65,000
Shepherd's Crook		\$35,000	\$35,000
Solar powered radar signs (2)	\$10,000		\$10,000

- Funding of \$66,696 is recommended for the Gate 12 security upgrade. Due to heavy

vehicle and pedestrian traffic, Gate 12's entrance, exit, and surrounding areas are not equipped with cameras or surveillance systems to assist Security and law enforcement when trying to limit, prevent, and investigate crimes that are committed within this area, including Rules and Regulations violations. The lack of equipment inhibits the ability to research and identify vehicles entering and exiting Gate 12, since there is no vehicle license plate reading system that has become very beneficial in other areas of the Village when investigating and preventing criminal activity.

- Funding of \$65,000 is recommended for the replacement of the Security Building HVAC system. Maintenance costs are rising due to the age of the current system, major down times occur as high-priced mechanisms begin to fail, and users complain of some offices not properly cooled. Old ducting and leaks require constant repair maintenance and rust is forming in key areas due to age.
- Funding of \$35,000 is recommended for approximately 300 LF of new Shepherd's Crook to replace the existing barbed wire fencing along GRF property. The City of Laguna Woods discontinued the use of barbed wire in perimeter barriers in 2017.
- Funding of \$10,000 is recommended for replacement of two solar powered radar signs. The Security Department is down to two remaining devices. These solar-powered units combine a police traffic radar unit with a 12" LED display panel that shows approaching drivers what their current speed is. They serve as a deterrent to speeding vehicles, reduce traffic collisions, and promote safe driving.

	Equipment	Facilities	Total
<b>Vehicles</b>			<b>\$1,431,000</b>
Misc Vehicle Purchases	\$200,000		\$200,000
Transportation Bus	\$200,000		\$200,000
Standard Pickup Truck (7)	\$175,000		\$175,000
Work Van (4)	\$160,000		\$160,000
Security Vehicle (4)	\$140,000		\$140,000
F-150 Truck (4)	\$140,000		\$140,000
F-250 Crew Cab (3)	\$126,000		\$126,000
Utility Vehicle (8)	\$120,000		\$120,000
Equipment Trailer (3)	\$45,000		\$45,000
Add: F-250 Crew Cab	\$55,000		\$55,000
Add: Utility Vehicles (2)	\$30,000		\$30,000
Add: Small Pickup Truck	\$25,000		\$25,000
Add: Equipment Trailer	\$15,000		\$15,000

Vehicle Maintenance is responsible for maintenance and repair of the entire Laguna Woods Village vehicle and mobile equipment fleet. Staff strives to extend serviceable life where possible by providing preventive maintenance on equipment. However, as equipment ages, repairs can become more frequent and costly. To minimize expense and downtime, replacement of certain equipment is necessary.

- **REPLACEMENTS:** Staff evaluated the fleet and recommends funding of \$1,306,000 for the vehicle replacements noted above. These components of the fleet are used by various departments to transport crews and equipment to job sites and to perform work. Because the funding is appropriated well in advance of the actual purchase, General Services Fleet Maintenance personnel will reevaluate utilization and repair costs prior to purchase to ensure that the appropriate individual vehicle is selected for replacement.
- **ADDITIONS:** Funding of \$125,000 is recommended for new vehicles to support Landscape Services.

**Prepared By:** Jose Campos, Financial Services Manager

**Reviewed By:** Steve Hormuth, Interim Finance Director  
Ernesto Munoz, Maintenance & Construction Director  
Siobhan Foster, Chief Operating Officer  
Jeff Parker, Chief Executive Officer

**ATTACHMENT(S)**  
ATT1: 2022 CIP 5-Year

**GOLDEN RAIN FOUNDATION  
5 YEAR CAPITAL IMPROVEMENT PLAN**

Category/Fund/Description	2022	2023	2024	2025	2026	Total
<b>Aquatics</b>						
<b>Equipment Fund</b>						
CH 5 Pool Heaters	\$ -	\$ -	\$ 18,000	\$ -	\$ -	\$ 18,000
CH4 Pool Cover	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000
CH5 Pool Cover	\$ 9,000	\$ -	\$ -	\$ -	\$ -	\$ 9,000
<b>Facility Fund</b>						
CH 1 Pool & Spa Plastering	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
CH 2 Pool Deck	\$ -	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000
CH 2 Pool Replastering	\$ -	\$ -	\$ -	\$ 55,000	\$ -	\$ 55,000
Locker Room Ventilation System (Pools 1, 2, 4, 5)	\$ -	\$ -	\$ 1	\$ -	\$ -	\$ 1
Pool Solar Heaters	\$ -	\$ 210,000	\$ -	\$ -	\$ -	\$ 210,000
<b>Aquatics Total</b>	<b>\$ 9,000</b>	<b>\$ 310,000</b>	<b>\$ 38,001</b>	<b>\$ 55,000</b>	<b>\$ 15,000</b>	<b>\$ 427,001</b>
<b>Broadband Services</b>						
<b>Equipment Fund</b>						
Board Room Cameras & Equipment	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000
Broadband Fiber Network Calibration	\$ -	\$ -	\$ 105,000	\$ -	\$ -	\$ 105,000
Broadband Infrastructure	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 250,000	\$ 1,250,000
Broadband Set Top Boxes	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 1,500,000
Broadband Signal Receivers and Transcoders	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ -	\$ 50,000
Broadband Standby Satellite Dish	\$ -	\$ -	\$ -	\$ 12,000	\$ -	\$ 12,000
Broadband UPS Battery for Power Supplies	\$ 22,000	\$ -	\$ -	\$ -	\$ -	\$ 22,000
Control Room Digital Upgrade	\$ -	\$ -	\$ -	\$ 75,000	\$ -	\$ 75,000
Encoder/Ad Insertion Equipment	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
ENG Cameras (2)	\$ 15,000	\$ -	\$ -	\$ -	\$ -	\$ 15,000
Remote Broadcast Cameras at CHs	\$ -	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000
Village Television Studio Equipment	\$ 17,500	\$ 17,500	\$ 17,500	\$ 17,500	\$ 17,500	\$ 87,500
<b>Broadband Services Total</b>	<b>\$ 629,500</b>	<b>\$ 667,500</b>	<b>\$ 872,500</b>	<b>\$ 679,500</b>	<b>\$ 567,500</b>	<b>\$ 3,416,500</b>
<b>Clubhouses</b>						
<b>Equipment Fund</b>						
CH 1 Commercial Appliances	\$ -	\$ 64,000	\$ -	\$ -	\$ -	\$ 64,000
CH 1 Commercial Dishwasher and booster	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000
CH 1 Fountain Equipment	\$ -	\$ -	\$ -	\$ 6,000	\$ -	\$ 6,000
CH 1 Pool & Locker Rm Shower Heaters	\$ -	\$ 100,000	\$ -	\$ -	\$ -	\$ 100,000
CH 2 Commercial Appliances	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
CH 2 Convection Oven	\$ -	\$ -	\$ -	\$ 15,000	\$ -	\$ 15,000
CH 5 Commercial Pool Equipment/pumps	\$ -	\$ 25,000	\$ -	\$ -	\$ -	\$ 25,000
CH 5 Convection Oven	\$ -	\$ -	\$ -	\$ -	\$ 15,000	\$ 15,000
CH1 Clubhouse Tables	\$ -	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000
CH1 Drop in Lounge (Equipment)	\$ -	\$ 15,000	\$ -	\$ -	\$ -	\$ 15,000

# Attachment 1

## GOLDEN RAIN FOUNDATION 5 YEAR CAPITAL IMPROVEMENT PLAN

CH1 Main Lounge Sound System	\$	-	\$	-	\$	40,000	\$	-	\$	-	\$	40,000
CH1 Mounted Projector - Main Lounge	\$	-	\$	20,000	\$	-	\$	-	\$	-	\$	20,000
CH5 Portable Stages	\$	-	\$	5,000	\$	-	\$	-	\$	-	\$	5,000
CH5 Projector (Ballroom)	\$	-	\$	6,000	\$	-	\$	-	\$	-	\$	6,000
CH5 Screen (Ballroom)	\$	-	\$	-	\$	15,000	\$	-	\$	-	\$	15,000
CH5 Sound Board	\$	-	\$	-	\$	7,000	\$	-	\$	-	\$	7,000
CH5 Stage Curtains (Ballroom)	\$	27,000	\$	-	\$	-	\$	-	\$	-	\$	27,000
CH5 Stage Lighting - Dimmer Rack	\$	-	\$	10,000	\$	-	\$	-	\$	-	\$	10,000
CH5 Video Switcher	\$	-	\$	-	\$	-	\$	-	\$	11,000	\$	11,000
CH6 Sound System	\$	-	\$	-	\$	10,000	\$	-	\$	-	\$	10,000
CH7 Tables	\$	-	\$	20,000	\$	-	\$	-	\$	-	\$	20,000
PAC Pool Tables	\$	-	\$	-	\$	-	\$	16,000	\$	-	\$	16,000
<b>Facility Fund</b>												
CH 1 Assessment / Renovation	\$	1,250,000	\$	4,625,000	\$	4,625,000	\$	-	\$	-	\$	10,500,000
CH 1 Fountain Replaster & Tile	\$	-	\$	15,000	\$	-	\$	-	\$	-	\$	15,000
CH 2 Annex Building Assessment / Renovation	\$	-	\$	50,000	\$	250,000	\$	1,850,000	\$	-	\$	2,150,000
CH 4 Assessment / Renovation	\$	-	\$	-	\$	80,000	\$	500,000	\$	3,700,000	\$	4,280,000
CH 4 Expanded Community Gathering Area	\$	-	\$	-	\$	100,000	\$	-	\$	-	\$	100,000
CH 4 Lounge renovation	\$	-	\$	-	\$	75,000	\$	-	\$	-	\$	75,000
CH 5 Assessment / Renovation	\$	-	\$	-	\$	-	\$	80,000	\$	250,000	\$	330,000
CH 5 Flooring	\$	-	\$	-	\$	-	\$	6,000	\$	-	\$	6,000
CH 6 Assessment / Renovation	\$	-	\$	-	\$	-	\$	50,000	\$	-	\$	50,000
CH 7 Assessment / Renovation	\$	-	\$	-	\$	-	\$	-	\$	80,000	\$	80,000
CH 7 Flat Roof Replacement	\$	-	\$	-	\$	25,000	\$	-	\$	-	\$	25,000
CH 7 HVAC System	\$	-	\$	-	\$	175,000	\$	-	\$	-	\$	175,000
CH4 Metal Raku Roof Cover	\$	-	\$	25,000	\$	-	\$	-	\$	-	\$	25,000
PAC Roof Replacement	\$	-	\$	254,700	\$	-	\$	-	\$	-	\$	254,700
<b>Clubhouses Total</b>	\$	<b>1,277,000</b>	\$	<b>5,274,700</b>	\$	<b>5,452,000</b>	\$	<b>2,523,000</b>	\$	<b>4,056,000</b>	\$	<b>18,582,700</b>
<b>Computers</b>												
<b>Equipment Fund</b>												
Access Control System Refresh ID Cards	\$	-	\$	-	\$	-	\$	-	\$	89,000	\$	89,000
Asset Management Software for PM	\$	30,000	\$	-	\$	-	\$	-	\$	-	\$	30,000
CAD Format Plotter	\$	8,000	\$	-	\$	-	\$	-	\$	-	\$	8,000
Community WiFi Hotspots - RUCKS	\$	-	\$	60,000	\$	-	\$	-	\$	-	\$	60,000
Financial Software	\$	1,500,000	\$	-	\$	-	\$	-	\$	-	\$	1,500,000
Fleet/Fuel Management Software	\$	-	\$	35,000	\$	-	\$	-	\$	-	\$	35,000
HR Management and Payroll Software - Hosted	\$	-	\$	-	\$	-	\$	100,000	\$	-	\$	100,000
Network Server Hardware and Software	\$	-	\$	500,000	\$	-	\$	-	\$	-	\$	500,000
Network Switching, Routing, and Security Hardware	\$	-	\$	-	\$	-	\$	-	\$	350,000	\$	350,000
Phone System	\$	-	\$	370,000	\$	-	\$	-	\$	-	\$	370,000
Vehicle Computers	\$	-	\$	20,000	\$	-	\$	-	\$	-	\$	20,000
Village Website Replacement	\$	175,000	\$	-	\$	-	\$	-	\$	-	\$	175,000

## Attachment 1

**GOLDEN RAIN FOUNDATION**  
**5 YEAR CAPITAL IMPROVEMENT PLAN**

<b>Computers Total</b>	\$	1,713,000	\$	985,000	\$	-	\$	100,000	\$	439,000	\$	3,237,000
<b>Fitness</b>												
<b>Equipment Fund</b>												
CH1 Elliptical Trainers	\$	5,000	\$	-	\$	-	\$	-	\$	22,100	\$	27,100
CH1 Recumbent Cross Trainer	\$	-	\$	17,000	\$	-	\$	-	\$	-	\$	17,000
CH1 Treadmills	\$	30,500	\$	27,000	\$	27,000	\$	27,000	\$	27,000	\$	138,500
CH1 Update Fitness Equipment	\$	-	\$	-	\$	-	\$	-	\$	85,000	\$	85,000
<b>Facility Fund</b>												
CH 1 Fitness Center HVAC	\$	-	\$	-	\$	-	\$	100,000	\$	-	\$	100,000
CH 1 Fitness Flooring	\$	-	\$	45,000	\$	-	\$	-	\$	-	\$	45,000
<b>Fitness Total</b>	\$	35,500	\$	89,000	\$	27,000	\$	127,000	\$	134,100	\$	412,600
<b>Golf Facilities</b>												
<b>Equipment Fund</b>												
Bowling Greens Roller	\$	-	\$	15,000	\$	-	\$	-	\$	-	\$	15,000
Chemical Sprayer	\$	-	\$	55,000	\$	-	\$	-	\$	-	\$	55,000
Core Processor	\$	-	\$	32,000	\$	-	\$	-	\$	-	\$	32,000
Golf 9-Hole Patio Cover	\$	-	\$	-	\$	-	\$	-	\$	13,000	\$	13,000
Golf 9-Hole Patio Furniture	\$	-	\$	-	\$	-	\$	5,000	\$	-	\$	5,000
Irrigation Component; 250 Saddles	\$	-	\$	200,000	\$	-	\$	-	\$	-	\$	200,000
Irrigation System Components; Heads	\$	-	\$	175,000	\$	-	\$	-	\$	-	\$	175,000
Mowers - Fairway	\$	-	\$	80,000	\$	-	\$	-	\$	-	\$	80,000
Par Three Course Irrigation Renovation	\$	-	\$	-	\$	800,000	\$	-	\$	-	\$	800,000
Pond Aerator	\$	-	\$	-	\$	10,000	\$	-	\$	-	\$	10,000
Rough Mower, GM 3100	\$	-	\$	-	\$	45,000	\$	-	\$	-	\$	45,000
Rough Mower; 72	\$	-	\$	-	\$	-	\$	45,000	\$	-	\$	45,000
Rough Mower; ReelMaster 5610, #2	\$	87,000	\$	-	\$	-	\$	-	\$	-	\$	87,000
Tow Behind Top Dresser	\$	-	\$	27,000	\$	-	\$	-	\$	-	\$	27,000
VG - Cart Barn Air Compressor	\$	-	\$	-	\$	-	\$	-	\$	7,500	\$	7,500
VG - Commercial Appliances	\$	-	\$	-	\$	-	\$	-	\$	110,000	\$	110,000
VG - Lounge Furniture	\$	-	\$	-	\$	10,000	\$	-	\$	-	\$	10,000
VG - Water and Ice Machine	\$	-	\$	-	\$	8,000	\$	-	\$	-	\$	8,000
<b>Facility Fund</b>												
Golf 27-Hole Restrooms	\$	-	\$	-	\$	-	\$	20,000	\$	-	\$	20,000
Golf Course Starter Shacks	\$	-	\$	-	\$	200,000	\$	-	\$	-	\$	200,000
VG - HVAC System	\$	-	\$	-	\$	-	\$	-	\$	115,000	\$	115,000
VG - Renovation	\$	-	\$	-	\$	600,000	\$	-	\$	-	\$	600,000
<b>Golf Facilities Total</b>	\$	87,000	\$	584,000	\$	1,673,000	\$	70,000	\$	245,500	\$	2,659,500
<b>Landscape</b>												
<b>Equipment Fund</b>												
48" Laser Lawn Mowers w/Mulch Kits	\$	30,000	\$	55,000	\$	31,500	\$	57,750	\$	60,638	\$	234,888
60" Lazer Mower w/Mulch Kit	\$	12,000	\$	-	\$	-	\$	14,700	\$	15,400	\$	42,100
Centralized Irrigation System	\$	200,000	\$	200,000	\$	300,000	\$	-	\$	-	\$	700,000

## Attachment 1

**GOLDEN RAIN FOUNDATION**  
**5 YEAR CAPITAL IMPROVEMENT PLAN**

Mini Skid Steer Trencher 07	\$	-	\$	30,000	\$	-	\$	-	\$	-	\$	30,000
Mini Skid Steer Trencher Dingo 2000	\$	-	\$	-	\$	-	\$	26,000	\$	-	\$	26,000
Navigator Mowers - Walkers	\$	45,000	\$	31,500	\$	33,075	\$	34,730	\$	36,465	\$	180,770
Toro Dingo 323 (2)	\$	60,000	\$	-	\$	-	\$	-	\$	-	\$	60,000
Utility Tractor w/Loader Kubota	\$	-	\$	-	\$	-	\$	-	\$	43,400	\$	43,400
<b>Landscape Total</b>	<b>\$</b>	<b>347,000</b>	<b>\$</b>	<b>316,500</b>	<b>\$</b>	<b>364,575</b>	<b>\$</b>	<b>133,180</b>	<b>\$</b>	<b>155,903</b>	<b>\$</b>	<b>1,317,158</b>
<b>Other Equipment</b>												
<b>Equipment Fund</b>												
Building Maintenance Operations Equipment	\$	50,000	\$	50,000	\$	50,000	\$	50,000	\$	50,000	\$	250,000
EQ Arena Groomer/Planer	\$	-	\$	5,000	\$	-	\$	-	\$	-	\$	5,000
EQ Hot Walker/Horse Conditioner	\$	-	\$	-	\$	15,000	\$	-	\$	-	\$	15,000
EQ Sun Shades	\$	-	\$	-	\$	5,000	\$	-	\$	-	\$	5,000
Lawn Bowling Shade Covers	\$	-	\$	30,000	\$	-	\$	-	\$	-	\$	30,000
Maintenance Services Equipment	\$	50,000	\$	50,000	\$	50,000	\$	50,000	\$	50,000	\$	250,000
Misc Fleet/Paving Equipment	\$	30,000	\$	30,000	\$	30,000	\$	30,000	\$	30,000	\$	150,000
Misc Painting Equipment	\$	-	\$	-	\$	-	\$	61,000	\$	-	\$	61,000
Miscellaneous Equipment	\$	-	\$	-	\$	-	\$	7,000	\$	-	\$	7,000
<b>Other Equipment Total</b>	<b>\$</b>	<b>130,000</b>	<b>\$</b>	<b>165,000</b>	<b>\$</b>	<b>150,000</b>	<b>\$</b>	<b>198,000</b>	<b>\$</b>	<b>130,000</b>	<b>\$</b>	<b>773,000</b>
<b>Other GRF Facilities</b>												
<b>Facility Fund</b>												
Building D Assessment and Design Development	\$	-	\$	-	\$	-	\$	50,000	\$	180,000	\$	230,000
Building E Assessment and Design Development	\$	200,000	\$	2,000,000	\$	-	\$	-	\$	-	\$	2,200,000
Community Center Building/Site Renovation	\$	-	\$	-	\$	-	\$	-	\$	1,600,000	\$	1,600,000
EMS System - Consultant Fee	\$	-	\$	-	\$	-	\$	30,000	\$	-	\$	30,000
EQ Lighting Musco System	\$	-	\$	100,000	\$	-	\$	-	\$	-	\$	100,000
EQ Replacement and Painting of Wooden Aspects of Building	\$	-	\$	18,000	\$	-	\$	-	\$	-	\$	18,000
EQ Siding/Enclosure of Hay Barn	\$	6,000	\$	-	\$	-	\$	-	\$	-	\$	6,000
EQ Trail System Renovation	\$	-	\$	10,000	\$	-	\$	-	\$	-	\$	10,000
EQ Wooden Fencing & Mounting Block Replacement	\$	-	\$	10,000	\$	-	\$	-	\$	-	\$	10,000
Equipment Covered Shelter-550 Landscape	\$	-	\$	-	\$	80,000	\$	-	\$	-	\$	80,000
Garden Center 2 - Roofs (Off. Baths, other)	\$	18,000	\$	-	\$	-	\$	-	\$	-	\$	18,000
Miscellaneous Projects	\$	125,000	\$	125,000	\$	125,000	\$	125,000	\$	125,000	\$	625,000
Senate Bill 326 Load Bearing Component Inspectitons	\$	-	\$	-	\$	-	\$	-	\$	50,000	\$	50,000
Slope Renovation	\$	153,576	\$	153,576	\$	153,576	\$	153,576	\$	153,576	\$	767,880
Tennis Court Resurfacing	\$	-	\$	-	\$	-	\$	-	\$	60,000	\$	60,000
Tennis Facility Bldg/Site Renovate	\$	-	\$	-	\$	-	\$	-	\$	50,000	\$	50,000
Trailer for Office Work Space	\$	50,000	\$	-	\$	-	\$	-	\$	-	\$	50,000
Vehicle Maintenance HVAC	\$	-	\$	-	\$	-	\$	60,000	\$	-	\$	60,000
<b>Other GRF Facilities Total</b>	<b>\$</b>	<b>552,576</b>	<b>\$</b>	<b>2,416,576</b>	<b>\$</b>	<b>358,576</b>	<b>\$</b>	<b>418,576</b>	<b>\$</b>	<b>2,218,576</b>	<b>\$</b>	<b>5,964,880</b>
<b>Paving</b>												
<b>Facility Fund</b>												
Asphalt Paving and Sealcoat Programs	\$	704,091	\$	503,524	\$	627,932	\$	630,215	\$	618,953	\$	3,084,715

## Attachment 1

**GOLDEN RAIN FOUNDATION**  
**5 YEAR CAPITAL IMPROVEMENT PLAN**

Parkway Concrete Repairs	\$	200,000	\$	200,000	\$	200,000	\$	200,000	\$	200,000	\$	1,000,000
<b>Paving Total</b>	<b>\$</b>	<b>904,091</b>	<b>\$</b>	<b>703,524</b>	<b>\$</b>	<b>827,932</b>	<b>\$</b>	<b>830,215</b>	<b>\$</b>	<b>818,953</b>	<b>\$</b>	<b>4,084,715</b>
<b>Security</b>												
<b>Equipment Fund</b>												
Solar powered radar signs (2)	\$	10,000	\$	-	\$	-	\$	-	\$	-	\$	10,000
<b>Facility Fund</b>												
Camera Surveillance System	\$	-	\$	-	\$	-	\$	425,000	\$	-	\$	425,000
Gate 12 Security Upgrade	\$	66,696	\$	-	\$	-	\$	-	\$	-	\$	66,696
Security Bldg HVAC System	\$	65,000	\$	-	\$	-	\$	-	\$	-	\$	65,000
Security Bldg Roof Replacement	\$	-	\$	-	\$	-	\$	50,000	\$	-	\$	50,000
Shepherds Crook	\$	35,000	\$	35,000	\$	35,000	\$	35,000	\$	-	\$	140,000
<b>Security Total</b>	<b>\$</b>	<b>176,696</b>	<b>\$</b>	<b>35,000</b>	<b>\$</b>	<b>35,000</b>	<b>\$</b>	<b>510,000</b>	<b>\$</b>	<b>-</b>	<b>\$</b>	<b>756,696</b>
<b>Vehicles</b>												
<b>Equipment Fund</b>												
F-250 Crew Cab (3)	\$	126,000	\$	126,000	\$	-	\$	-	\$	-	\$	252,000
Electric/Hybrid Vehicles (4)	\$	-	\$	-	\$	-	\$	150,000	\$	-	\$	150,000
Equipment Trailer (4)	\$	60,000	\$	45,000	\$	45,000	\$	45,000	\$	45,000	\$	240,000
F-250 Crew Cab	\$	55,000	\$	-	\$	-	\$	-	\$	-	\$	55,000
F-250 Truck (4)	\$	140,000	\$	140,000	\$	140,000	\$	140,000	\$	140,000	\$	700,000
Ford Transit Work Van (4)	\$	160,000	\$	160,000	\$	160,000	\$	160,000	\$	160,000	\$	800,000
In-Car Video Surveillance Equipment	\$	-	\$	25,000	\$	-	\$	-	\$	-	\$	25,000
Miscellaneous Vehicle Purchases	\$	200,000	\$	200,000	\$	200,000	\$	200,000	\$	200,000	\$	1,000,000
Mule Utility Vehicle (2)	\$	30,000	\$	-	\$	-	\$	-	\$	-	\$	30,000
Mule Utility Vehicles (8)	\$	120,000	\$	120,000	\$	120,000	\$	120,000	\$	120,000	\$	600,000
Security Vehicles (4)	\$	140,000	\$	140,000	\$	140,000	\$	140,000	\$	140,000	\$	700,000
Small Pick up Truck	\$	25,000	\$	-	\$	-	\$	-	\$	-	\$	25,000
Standard Pick up Truck (7)	\$	175,000	\$	175,000	\$	175,000	\$	175,000	\$	175,000	\$	875,000
Tractor/Loader	\$	-	\$	55,000	\$	55,000	\$	55,000	\$	-	\$	165,000
Transportation Bus	\$	200,000	\$	200,000	\$	200,000	\$	200,000	\$	200,000	\$	1,000,000
<b>Vehicles Total</b>	<b>\$</b>	<b>1,431,000</b>	<b>\$</b>	<b>1,386,000</b>	<b>\$</b>	<b>1,235,000</b>	<b>\$</b>	<b>1,385,000</b>	<b>\$</b>	<b>1,180,000</b>	<b>\$</b>	<b>6,617,000</b>
<b>Grand Total</b>	<b>\$</b>	<b>7,292,363</b>	<b>\$</b>	<b>12,932,800</b>	<b>\$</b>	<b>11,033,584</b>	<b>\$</b>	<b>7,029,471</b>	<b>\$</b>	<b>9,960,532</b>	<b>\$</b>	<b>48,248,750</b>