

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

June 5, 2012

The Regular Meeting of the Golden Rain Foundation of Laguna Woods Board of Directors, a California non-profit mutual benefit corporation, was held on Tuesday, June 5, 2012, at 9:30 A.M., at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Lloyd Foster, Ken Hammer, Don Tibbetts, Bevan Strom, Lynne Dvorak, Patrick Murphy, Linda Wilson, Marv Rosenhaft, Maxine McIntosh, Pat Feeney, Ray Gros

Directors Absent: None

Others Present: Jerry Storage, Patty Kurzet
Executive Session: Jerry Storage, Cris Robinson, Patty Kurzet, Sandy Meyer

CALL TO ORDER

President Lloyd Foster served as Chair of the meeting and stated that it was a regular meeting held pursuant to notice duly given and that a quorum was present. The meeting was called to order at 9:30 A.M.

PLEDGE OF ALLEGIANCE TO THE FLAG

Director Murphy led the membership in the Pledge of Allegiance to the Flag.

ACKNOWLEDGEMENT OF PRESS

A representative of the Laguna Woods Globe was present, and the Channel 6 Camera Crew, by way of remote cameras, was acknowledged as present.

APPROVAL OF AGENDA

The agenda was approved as amended, with Directors McIntosh and Dvorak opposing, by removing 10(a) *Entertain Motion to Adopt a GRF Pricing Policy Relative to Garden Center Fees* from the agenda until after all Recreation Fees have been analyzed.

APPROVAL OF MINUTES

The Board reviewed and approved without objection the minutes of the Regular Meeting of May 1, 2012 and the Special Meeting of May 14, 2012.

MEMBER COMMENTS

- Connie Grundke (2214-B) commented on his analysis on the cost of the paint program.
- Doug Rook (30-F) commented on monies spent on GRF projects.
- Bud Nesvig (2392-3H) commented on the need for transparency.
- Corky Eley (2401-2E) commented on GRF's financial statements.
- Ralph Belitz (124-R) commented on procedures for obtaining stickers for vehicles.

- Joan Brown (5587-A) clarified comments made by Mr. Rook.
- Tony Dauer (96-C) gave suggestions on updating the Community.
- Mike Straziuso (4006-2E) commented on the June 8, 2012 Corporate Members Meeting to revise the GRF Bylaws.

The Directors briefly responded to Members' comments.

GENERAL MANAGER'S REPORT

Mr. Storage updated the membership on the ongoing GRF projects within the Community.

CHAIR'S REPORT

President Foster provided an update on the Connexion Technologies bankruptcy matter, and reported on the Specific Plan process.

OLD BUSINESS

The Secretary of the Corporation, Director McIntosh, read a proposed resolution approving the revised Recreational Vehicle Parking Areas Rules and Regulations which was postponed from last month to satisfy the 30-day notification requirement. Director McIntosh moved to approve the resolution. Director Gros seconded the motion.

Members Ralph Belitz (124-R) and Corkey Eley (2401-2E) addressed the Board on the proposed fees.

By a vote of 8-2-0 (Directors Murphy and McIntosh opposed), the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 90-12-65

WHEREAS, the Security Division has the primary responsibility for administration, governance and coordinating maintenance issues of the Recreational Vehicle Parking Lots A and B; and

WHEREAS, a recommendation has been made by the Security and Community Access Committee to update the Recreational Vehicle Parking Standard Operating Procedure to make the policy more applicable to the current operation of the facility and the needs of the residents;

NOW THEREFORE BE IT RESOLVED, June 5, 2012, that the Board of Directors of this Corporation hereby approves the revised Recreational Vehicle Parking Areas Rules and Regulations, as attached to the official minutes of this Corporation; and

RESOLVED FURTHER, that Resolution 90-11-07 adopted February 1, 2011 is hereby superseded and cancelled; and

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

The Secretary of the Corporation read a proposed resolution approving the Proposed Schedule of Traffic Monetary Penalties which was postponed from last month to satisfy the 30-day notification requirement. Director McIntosh moved to approve the resolution. Director Gros seconded the motion and discussion ensued.

By a vote of 10-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 90-12-66

RESOLVED, June 5, 2012, that the Board of Directors hereby approves the Proposed Schedule of Traffic Monetary Penalties as attached to the official minutes of this meeting; and

RESOLVED FURTHER, that the Penalty Schedule shall become effective June 5, 2012; and

RESOLVED FURTHER, Resolution 90-12-14 adopted February 7, 2012 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 the purpose of this resolution.

NEW BUSINESS

The Board considered improving the appearance of the Directors' Room on the 2nd floor of the Community Center. The consensus of the Board was that excess furniture should be removed, routine cleaning should be performed, the TV should remain, and the room should be painted during the upcoming Community Center renovation project.

CONSENT CALENDAR

Without objection the Consent Calendar was approved as written, and the Board approved the following actions:

RESOLUTION 90-12-67

WHEREAS, the Orange County Seniors Golf Association requests to hold a golf tournament and asks for an exception to the room reservation lottery process to host a dinner at Clubhouse 2 on May 13, 2013;

NOW THEREFORE BE IT RESOLVED, June 5, 2012, that the Board of Directors of this Corporation hereby approves the request of the Orange

County Seniors Golf Association to hold a golf tournament and approves the exception to the room reservation lottery process to host a dinner at Clubhouse 2 on May 13, 2013; and

RESOLVED FURTHER, that full guest and cart rental fees as well as the outside rental fee for the clubhouse rental will apply; 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.

RESOLUTION 90-12-68

WHEREAS, Age Well Senior Services requested to hold a fundraising golf tournament in September or October 2012 to benefit the Meals on Wheels program, and that GRF provide a discount on its green fees and cart rentals;

NOW THEREFORE BE IT RESOLVED, June 5, 2012, that the Board of Directors of this Corporation hereby denies the request from Age Well Senior Services to hold a fundraising golf tournament in 2012 to benefit the Meals on Wheels program; 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.

RESOLUTION 90-12-69

WHEREAS, a request was received for an exception to the reservation lottery policy to reserve in advance the Clubhouse Five main lounge and multi-purpose rooms for February 9, 2013 to hold a USA DanceSport Competition;

NOW THEREFORE BE IT RESOLVED, June 5, 2012, that the Board of Directors of this Corporation hereby denies the request for an exception to the reservation lottery policy to reserve the Clubhouse Five main lounge and multi-purpose rooms for February 9, 2013 to hold a USA DanceSport Competition; 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.

- Approval to redirect funds from the purchase of two treadmills to the purchase of one treadmill, two indoor rowers, a three-tier dumb bell rack and assorted dumb bells.

RESOLUTION 90-12-70

RESOLVED, June 5, 2012, that the Board of Directors of this Corporation hereby approves the request from South County Outreach to hold a food drive and place collection receptacles in all clubhouses, the Clubhouse One Fitness Center, and the Community Center Lobby from July 1, 2012 through August 14, 2012; 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.

RESOLUTION 90-12-71

RESOLVED, June 5, 2012, that the Board of Directors of this Corporation hereby denies the request from resident Harvey Jay Sadacca for an exception to the Garden Center waiting list policy; 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.

COMMITTEE REPORTS

Director Murphy gave the Treasurer's and Finance Committee reports.

Director Ken Hammer reported from the Mobility & Vehicles Committee.

Director Lynne Dvorak reported from the Community Activities Committee.

The Secretary of the Corporation read a proposed resolution authorizing a supplemental appropriation of \$7,600 to install 20 new golf bag rental lockers at the Village Greens. Director McIntosh moved to approve the resolution. Director Dvorak seconded the motion.

Member Doug Rook (30-F) commented on the cost.

Director Tibbetts amended the motion to remove the parking bumpers and replace with a painted line thus reducing the cost to \$7,300. Director Strom seconded the motion and discussion ensued. The amendment carried unanimously.

By a vote of 10-0-0, the motion as amended carried and the Board of Directors adopted the following resolution:

RESOLUTION 90-12-72

WHEREAS, currently all of the existing 41 lockers at the Village Greens are being rented and 30 residents are on a waiting list for golf bag storage;

NOW THEREFORE BE IT RESOLVED, June 5, 2012, that the Board of Directors of this Corporation hereby authorizes a supplemental appropriation in the amount of \$7,300 to be funded from the Facilities Fund to install 20 new golf bag rental lockers in the cart barn of the Village Greens, sans the installation of parking bumpers; 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.

The Secretary of the Corporation read the following proposed resolution approving the revised Recreation Division Policy:

RESOLUTION 90-12

WHEREAS, a recommendation has been made by the Community Activities Committee to streamline and reduce confusion regarding the Recreation Division Policy to accommodate the needs of the residents;

NOW THEREFORE BE IT RESOLVED, August 7, 2012, that the Board of Directors of this Corporation hereby adopts the attached new Recreation Division Policy; and

RESOLVED FURTHER, that Resolution 90-07-81 and Resolution 90-07-82 adopted November 6, 2007 are hereby superseded and cancelled; and

RESOLVED FURTHER, that Resolution 90-11-28, Resolution 90-08-15, and Resolution 90-08-44 (prior resolutions pertaining to grandfathered events - exceptions to the roll over reservation policy) are hereby superseded and cancelled; and

RESOLVED FURTHER, that the officers and agents of this Corporation are hereby authorized on behalf of this Corporation to carry out the purpose of this Resolution.

Director McIntosh moved to approve the resolution. Director Dvorak seconded the motion and discussion ensued.

Director Dvorak amended the proposed policy to add a paragraph 19 under "Use of GRF Recreation Facilities" regarding use of the GRF facilities and types of activities that would be prohibited. The motion was seconded and carried unanimously.

Members Tony Dauer (96-C) and Mary Stone (356-C) commented on the proposed changes.

Director Dvorak moved to postpone the resolution as amended to the July meeting to conform to the 30-day notification requirements. Director Rosenhaft seconded the motion and the motion carried with Director Strom opposing.

The Secretary of the Corporation read a proposed resolution authorizing a supplemental appropriation of \$5,000 to renovate the Equestrian Center Office. Director McIntosh moved to approve the resolution. Director Dvorak seconded the motion and discussion ensued.

By a vote of 8-2-0 (Directors Hammer and Rosenhaft opposed), the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 90-12-73

WHEREAS, the GRF Community Activities Committee identified a need for improvements to the Equestrian Center Office;

NOW THEREFORE BE IT RESOLVED, June 5, 2012, that the Board of Directors of this Corporation hereby authorizes a supplemental appropriation of \$5,000 to be funded from Facilities Fund to renovate the Equestrian Center Office with new furniture, new floor covering and paint; 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 Maxine McIntosh reported that no Landscape Committee meeting had occurred during May.

Director Don Tibbetts reported from the Maintenance and Construction Committee.

The Secretary of the Corporation read a proposed resolution authorizing a supplemental appropriation of \$16,900 to apply concrete vapor control to the Vehicle Maintenance shop floor. Director McIntosh moved to approve the resolution. Director Hammer seconded the motion and discussion ensued.

By a vote of 10-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 90-12-74

WHEREAS, by way of Capital Plan Item P11021, the Board of Directors of this Corporation appropriated \$19,800 to sandblast and apply an epoxy coating with a 5-year warranty to the Vehicle Maintenance shop floor; and

WHEREAS, in order to maintain the 5-year warranty of the epoxy coating, the hired Contractor requires installation of concrete vapor control which would mitigate water vapor transmissions and form a bond between the concrete and epoxy;

NOW THEREFORE BE IT RESOLVED, June 5, 2012, that the Board of Directors of this Corporation hereby authorizes a supplemental appropriation of \$16,900 to be funded from the Facilities Fund to apply concrete vapor control and proceed with the 5-year warranty epoxy coating to the Vehicle Maintenance shop floor; 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 Don Tibbetts reported from the Clubhouse Two Renovation Ad Hoc Committee.

Director Pat Feeney reported from the Media & Communications Committee.

Director Ray Gros reported from the Security and Community Access Committee.

The Secretary of the Corporation read the following proposed resolution authorizing a supplemental appropriation of \$34,100 to install five additional CCTV cameras at the Village Greens Facility:

RESOLUTION 90-12-

WHEREAS, there is an existing CCTV camera surveillance system with six cameras at the Village Greens; however, the Security and Community Access Committee recommended increasing the number of cameras due to minor items found missing; and

WHEREAS, placing additional CCTV cameras in areas where the highest probability of loss or damage might occur would enable increased surveillance and possibly deter theft at the Village Greens;

NOW THEREFORE BE IT RESOLVED, June 5, 2012, that the Board of Directors of this Corporation hereby authorizes a supplemental appropriation in the amount of \$34,100 to be funded from the Equipment

Fund to install five additional CCTV cameras at the Village Greens Facility and then connect all the Village Greens Cameras to the CCTV surveillance system in the Security Dispatch Center; 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 Gros moved to approve the resolution. Director Rosenhaft seconded the motion and discussion ensued.

Members Doug Rook (30-F) and Mary Stone (356-C) commented on the motion.

By a vote of 4-6-0 (Directors Dvorak, Strom, McIntosh, Hammer, Murphy, and Tibbetts opposed), the motion failed.

Director Dvorak moved to authorize a supplemental appropriation in the amount of \$11,275 to install a new DVR and 5 additional CCTV cameras at the Village Greens Facility. Director Tibbetts seconded the motion.

By a vote of 6-4-0 (Directors Gros, Rosenhaft, Murphy, and Hammer opposed), the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 90-12-75

WHEREAS, there is an existing CCTV camera surveillance system with six cameras at the Village Greens; however, the Security and Community Access Committee recommended increasing the number of cameras due to minor items found missing; and

WHEREAS, placing additional CCTV cameras in areas where the highest probability of loss or damage might occur would enable increased surveillance and possibly deter theft at the Village Greens;

NOW THEREFORE BE IT RESOLVED, June 5, 2012, that the Board of Directors of this Corporation hereby authorizes a supplemental appropriation in the amount of \$11,275 to be funded from the Equipment Fund to install a new DVR and 5 additional CCTV cameras at the Village Greens Facility; 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 Gros reported on the Laguna Canyon Foundation.

The Board discussed future board agenda items.

DIRECTORS' COMMENTS

- Director Strom commented on the roll of the Finance Committee.
- Director Tibbetts commented on the legality of the Community's name, spoke to Mr. Grundke's paint analysis, and commented on lighting behind the Library.
- Director Wilson commented on the paint program.
- Director Hammer commented on installing cameras.
- Director Rosenhaft expressed his sentiments with working with the Board.
- President Foster commented on another community's committee structure.

MEETING RECESS

The regular open meeting recessed at 12:04 P.M. and reconvened into Executive Session at 12:51 P.M.

Summary of Previous Closed Session Meetings per Civil Code Section §1363.05

During its Regular Executive Session Meeting of May 1, 2012, the Board reviewed and approved the minutes of the Regular Executive Session of April 3, 2012, the Special Executive Session of April 12, 2012, and the Special Executive Session of April 24, 2012. The Board held two disciplinary hearings; and discussed contractual and potential litigation matters.

During its Special Executive Session Meetings of May 11, 2012, May 18, 2012, May 22, 2012, May 23, 2012, May 29, 2012, and June 1, 2012 the Board discussed contractual issues.

ADJOURNMENT

There being no further business to come before the Board of Directors, the meeting adjourned at 2:53 P.M.

Maxine McIntosh, Secretary

RECREATIONAL VEHICLE (RV) PARKING AREAS

RULES AND REGULATIONS

Resolution 90-12-65 Revised: June 05, 2012

- A. The Security Division has the primary responsibility for administration, governance and coordination of maintenance issues for the Recreational Vehicle (RV) Parking Areas, Lots A and B, as authorized by the Golden Rain Foundation (GRF) Board of Directors. For information or maintenance issues in regard to the RV Lots A or B, call Security at 949-268-2284.

Except where otherwise defined and/or approved by GRF directive, Recreational Vehicles (RVs) will be defined in accordance with California Health and Safety Code 18010, as follows:

"Recreational Vehicle" means both of the following:

1. A motor home, travel trailer, truck camper, or camping trailer, with or without motive power, designed for human habitation for recreational, emergency, or other occupancy that meets all of the following criteria:
 - It contains less than 320 square feet of internal living room area, excluding built-in equipment, including, but not limited to, wardrobe, closets, cabinets, kitchen units or fixtures, and bath or toilet rooms
 - It contains 400 square feet or less of gross area measured at maximum horizontal projections
 - It is built on a single chassis
 - It is either self-propelled, truck-mounted, or permanently towable on the highways without a permit
2. A park trailer, as defined in Section 18009.3

- B. Only the following described resident solely-owned, operated and Department of Motor Vehicles (DMV) registered RVs are eligible to be placed in a leased RV space. All vehicles must be in operating condition.
- Travel trailers 13 to 40 feet in length
 - Fifth wheel trailers 15 to 40 feet in length
 - Folding camp trailers
 - Class A recreational motor home, built on a truck chassis with gasoline or diesel engine
 - Class C recreational motor home, built on a modified van chassis and usually overhangs the cab
 - Class B conversion van camper (may have a raised roof)
 - Truck camper, but detaching the camper from the truck for the purpose of stowing the camper is not permitted in the RV lots

- Empty flat-bed trailers, including car caddies, used to tow extra items behind a motor home may be allowed to park in the resident's leased RV space as long as the trailer does not exceed dimensions of 7 feet wide or 10 feet long (including the tongue) and must fit in the same lot space as the motor home
- Boats on trailers (personal water craft i.e. Jet Skis, Sea Doos or similar vessel are also allowed as space permits)
- Empty boat trailers may be allowed to park in the resident's leased space as long as the trailer and boat are inspected together at the first inspection and subsequent annual inspections

C. The following described vehicles are NOT permitted to be placed in a leased RV space and may be towed away at the vehicle owner's expense upon approval of the GRF Board of Directors:

- Flat-bed trailers of dimensions in excess of 7 feet wide or 10 feet long (including the tongue)
- Any trailer used to transport motorcycles, go-carts or ATV's
- Commercial rental, or similar type, open or closed trailers
- Any eligible (as described in Section B) DMV registered recreational vehicle converted into a storage unit
- Any detached slide-in truck camper for the purpose of storing the camper
- Any trailer (other than flat-bed trailers described in Section B) used to transport cargo that was not intended by the manufacturer for human habitation
- RVs not currently registered with the Security Division
- RVs of former residents
- Horse/livestock trailers. Contact the Recreation Division at (949) 597-4272 for information on storage

D. All RVs must be in operating condition at all times and shall be required to display current on-street/highway registration, of any state, on the license plate. Non-compliance may result in a Miscellaneous Major Notice of Violation (NOV).

1. A one-time exception of one year to allow residents with special circumstances to provide a certificate of non-operation issued by the DMV in lieu of a current vehicle registration may be allowed. Special circumstances might include temporary physical impairment or other reasons deemed valid by the Security Director, but will not include the vehicle being inoperable.

E. Only RVs registered solely to a resident or residents of Laguna Woods Village will be given permits. A resident or residents of a currently registered RV will provide the following information at the time of application to rent a RV space and annually thereafter, within 30 days of their vehicle registration renewal: a Valid Driver's License, proof of appropriate theft and liability insurance, and vehicle registration papers. Non-compliance may result in a Miscellaneous Minor NOV. In addition, the Security Division must verify the vehicle before it is placed in the assigned space.

F. Any changes in the vehicle ownership, address, insurance or phone number of the owner, or the license plate number of the vehicle, must be reported to the Security Division within seven (7) days of the change. Written notification shall be mailed, or delivered, to Laguna Woods Village Security, 24351 El Toro Road, Laguna Woods,

CA 92637. Security will acknowledge receipt of documents. Non-compliance may result in a Miscellaneous Minor or Major NOV.

G. Spaces in the RV lots will be assigned by the Security Division on a first come, first served basis, one vehicle per space. A maximum of two spaces per manor may be assigned, in accordance with Item H. Owners of multiple manors are allowed a maximum of two spaces in accordance with Item H. Spaces will be assigned by the length of the vehicle in order to make the best use of the available spaces. Space assignments are subject to change upon notification. Vehicle may only be parked within the footprint of the assigned space. A car caddy, or flat-bed trailer as described in Section B, may be parked with a motor home. Vehicles not parked in their assigned space will be subject to tow at owners' expense.

H. Residents are permitted to lease two RV Lot spaces per manor. Residents will not be permitted to lease a second space for an identical type RV (i.e.: two motor homes) or a trailer/camper that cannot be towed by the primary RV stored in space one. Non-compliance may result in a Miscellaneous Major NOV. Residents will be permitted to use the second space for vehicles as defined in the Rules and Regulations. Vehicles used for towing, or vehicles that are towed in conjunction with the primary RV may also be permitted, but **only** in the second space leased. These vehicles may include automobiles; passenger vans designed to accommodate ten (10) or fewer people; sport utility vehicles; trucks; or boats or personal water craft on open trailers. A reserve pool of five (5) empty parking spaces (an assortment of sizes) will be maintained for new first-space lessees. A second space will be leased to a resident **only** if a large enough space is available; there are no new residents on the RV lot waiting list for a parking space of equal or lesser size; and the reserve pool of five (5) empty parking spaces is maintained.

Second space leases will be assigned on a first come, first served basis. Residents occupying space in Lots A and B who would like a second space will be required to submit their name, contact information, and the type and size of RV or other permitted vehicle they will store. The resident will be required to provide two preferred methods of contact, such as a home phone, a cell phone, a relative's phone, or an e-mail address. Each resident can only submit one vehicle for consideration. Of the available spaces for lease, the closest fit greater than or equal to the size of the vehicle will be assigned.

If a resident has a vehicle that no space can accommodate, they will be placed on the Second Space waiting list. Because spaces will be assigned to the best fit available, there is no guarantee that the second space will be adjacent to, or even in the same lot as, the primary space.

If a new resident makes a request for a parking space for an RV and there are no spaces available or no appropriate size space available in the reserve pool of five (5) empty parking spaces, a resident may be required to vacate if they are leasing a second space having a size that could accommodate the new resident's RV. The space to be vacated would be chosen at random from a pool of second spaces of equal or greater size required for the new resident's RV. If there is no second space that is large enough to accommodate the new resident's RV, they will be added to the normal waiting list.

Residents will be given a 30-day notice by GRF if required to vacate their second space in order to accommodate a new resident's RV. Staff will attempt to contact the vacating resident, and will send a letter to their manor informing them they are required to vacate.

If the space is not vacated within 30 days of the postmarked date of the notice, a NOV will be issued, and could result in disciplinary procedure and/or fines. The resident may be at risk of having the RV towed and would be responsible for the towing and impound fees. If the resident is on vacation or otherwise indisposed, or cannot be reached by the contact person they have given, it will not be Staff's responsibility to go above and beyond the procedures required in the Recreational Vehicle (RV) Parking Areas – Rules and Regulations regarding notification. The resident would be advised when requesting a second space that they should always have a back-up plan for RV storage.

- I. No structures of any kind may be erected on the leased space (i.e. tents, portable garages, etc.).
- J. Security may request that a RV be moved as required for maintenance of the RV lot. When a 10-day notice has been issued, and if the vehicle has not been moved, Staff may move the vehicle or have the vehicle moved. All costs incurred will then be charged to the resident leasing the space.
- K. The RV Lot lease fee is \$160.00 per space per year. Annual billing is sent out each January for all RVs stored in the RV lots as of January 1 of each year. A prorated refund will be given if the RV space is cancelled during the year.
- L. RV lot keys or access shall only be granted to those residents having a RV lot permit. A maximum of two keys or cards per space will be issued. The resident will be the only one issued a key or card for access to the lots. The resident may not give or loan their keys or cards to anyone. In order for a non-resident to tend to a permitted vehicle without the permitted resident being present, a Letter of Authorization must be on file in the Security Division. The authorized person then will contact Security to gain access to the lot.
- M. The Security Division will charge \$10.00 as a deposit for each key or card. This fee is refundable upon return to the Security Division. Keys must be returned to Security and cards deactivated upon cancellation of the space. The fee for replacement of lost keys or cards is \$25.00 and it is not refundable.
- N. A current copy of the RV Parking Areas Rules and Regulations will be issued to the responsible party of the leased space at time of application. Security will notify residents when the Rules and Regulations are revised by GRF.
- O. The GRF Board of Directors has authorized the GRF Traffic Committee to review all NOV's specific to the RV Lot Rules and Regulations and has authorized the Security Division to strictly enforce all GRF RV Lot Rules and Regulations noted herein. The GRF Board of Directors has authorized the Security Division to tow or remove vehicles or property in violation of these Rules and Regulations, from the RV Storage Lots at the owner's expense. Any exceptions to these operating procedures require the written approval of the Director of Security or designee and/or the Golden Rain

Foundation. NOV records shall be kept for three years. The GRF Board of Directors of the Corporation has established penalties for violations of these regulations and has noted them on the last page of these Rules and Regulations. Penalties may be greater for repeated violations within a three-year period.

O.1 SCAC Hearing.

- O.1.a. Members to whom an NOV is issued shall be entitled to a hearing before the GRF Traffic Committee. Notice of the hearing shall be sent to the Member not less than 15 days prior to the hearing. Notice shall be sent by first-class mail to the most recent address of the Member shown on the Member's mutual's records. Such notice shall set forth the proposed action to be taken against the Member, the reasons therefore, the right to be heard, orally or in writing, at the hearing, and the date, time and place of the hearing. Members wishing to appear at the GRF Traffic Committee hearing to contest the NOV shall notify the Security Division that the Member intends to appear at the hearing.
- O.1.b The Member shall be given an opportunity to be heard and present evidence either in person, by counsel, or by both, or in writing, at the hearing before the GRF Traffic Committee.
- O.1.c Following the hearing, the GRF Traffic Committee shall decide in good faith and in a fair and reasonable manner whether they will recommend to GRF's Board of Directors that the Member be disciplined; and, if so, the terms and period of the discipline.
- O.1.d The GRF Traffic Committee's decision shall be communicated to the Member along with a notice to the Member that, in the event the Committee recommends the GRF Board imposes discipline on the Member, their recommendation will be considered by GRF's Board of Directors at a subsequent Executive Session.

O.2 GRF Board Disciplinary Hearing

- O.2.a Members to whom an NOV has been issued and for whom the GRF Traffic Committee has recommended the GRF Board impose discipline shall be entitled to a hearing before the GRF Board of Directors. Notice of the hearing shall be sent to the Member not less than 15 days prior to the hearing before the Board. Notice shall be sent by first-class mail to the most recent address of the Member shown on the Member's mutual's records. Such notice shall set forth the proposed action to be taken against the Member, the reasons therefore, the right to be heard, orally or in writing, at the hearing, and the date, time and place of the hearing.

- O.2.b The hearing shall be conducted in Executive Session. The Member shall be given an opportunity to be heard and present evidence either in person, by counsel, or by both, or in writing, at the hearing before the GRF Board.
- O.2.c Following the hearing, the GRF Board of Directors shall decide in good faith and in a fair and reasonable manner whether the Member should be disciplined and, if so, the terms and period of the discipline.
- O.2.d The decision of a majority of the GRF Board of Directors shall be final and binding upon the Member, and shall be communicated, together with notice of the right to appeal the decision, as set forth in subsection 4.6.4 of GRF's Bylaws, in writing to the Member within 15 days of the hearing.
- O.3 If the member does not resolve the conditions of the NOV, or if additional NOVs are issued, the matter will be presented to the GRF Board for a decision that could impose a fine of up to \$500.00 and/or restrict member privileges.

- P. It is prohibited to allow RVs to be plugged into the electrical outlets on the light poles for more than three days in a 30-day period. When Security observes an infraction of this rule, the RV will be issued a Notice of Violation (Miscellaneous Major) and will be unplugged without notice to the resident.
- Q. It is prohibited to allow RV slideouts to be extended (opened) for more than three days in a 30-day period. Extended slideouts may not encroach into adjacent parking spaces. Violations observed will result in a NOV (Miscellaneous Major).
- R. It is prohibited to operate a generator in an unattended RV. When Security observes an infraction of this rule, the RV will be issued a NOV (Miscellaneous Major) and the generator will be shut off, if accessible to Security, without notice to the resident. If the generator is not accessible, Security will attempt to notify the owner to shut it off.
- S. If a vehicle is occupied (lived in) while it is parked in the RV lot or within Laguna Woods Village, the responsible resident will be subject to disciplinary action by the GRF Board of Directors.
- T. The speed limit within the RV lot is 10 miles per hour. Violators will be issued a NOV for Speeding.
- U. Residents are required to keep the area around their RVs clean and free of clutter/litter at all times. All trash is to be placed in trash containers. No debris shall be tossed onto the slopes. No hazardous materials are to be disposed of in the RV lot (i.e. batteries, tires, anti-freeze and other vehicle fluids). Residents should be

conscious of standing water and make every effort to avoid this (i.e. drain plug pulled, covers taut, etc.). Tarps and covers must be maintained; frayed, torn or worn tarps or covers that create an appearance of neglect or clutter will result in a NOV (Miscellaneous Major).

V. No materials of any kind may be stored in the space outside of the vehicle or trailer. Security has the right to issue a Notice of Violation, or remove and discard any equipment or property of any kind that is left in the space or any other area of the RV Storage Lot. All costs associated with the removal and disposal of non-authorized materials will be at the owner's expense.

W. Blocks or planks shall be used under jacks or iron wheels, etc. to prevent excessive loads on the asphalt. Violations will result in a Jack Support NOV.

X. It is prohibited to level, support or raise recreational vehicles or trailer frames with anything other than permanently installed jacks. Violations observed will result in a NOV (Miscellaneous Major).

Y. Wheel chocks, planks, bricks, wheel covers, etc. are not to be abandoned in an unoccupied resident's space. Abandoned materials may be discarded by Security and a NOV for clutter may be issued.

Z. Single-axle RV wheels shall be chocked with a minimum of two Manufactured Wheel Chocks to prevent accidental coasting or movement due to strong winds or other conditions. Violations (use of rocks, bricks, scrap or fire wood, etc.) will result in a NOV for failure to provide the proper Wheel Chocks.

AA. The rules regarding use of the wash area and/ or sanitary connections are posted and must be followed. Violations will result in a NOV (Miscellaneous Major).

BB. Damage to other vehicles shall be reported to the owner of the vehicle and to the Security Division in accordance with the California DMV Code Section 20002.

CC. No repairs, restoration or any mechanical maintenance shall be permitted on the premises. The vehicle must be removed from the RV lot for any repairs or maintenance. No work or maintenance shall be done to a RV while in the lot that would tend to litter the area around the space, such as removing wheels and tires, overhauling, reconstruction, changing engine oil, etc. The Security Division Watch Commander (597-4257) may allow a variance to the above based upon exigent circumstances.

DD. A resident's personal vehicle may be parked in the RV lot space assigned to that resident's registered RV when the registered RV is not present.

EE. RVs may be parked at the resident's manor for up to six hours while the vehicle is being loaded or un-loaded. If more time is required due to extenuating

circumstances, the Security Division Watch Commander (597-4257) may approve additional time to load or un-load.

FF. Any prior Recreational Vehicle (RV) Parking Areas Rules and Regulations or agreements in existence at the time these Recreational Vehicle (RV) Parking Areas Rules and Regulations and monetary penalties are adopted are superseded and canceled.

GG. Non-payment of fees in addition to any late fees incurred may result in the disciplinary procedure being implemented by GRF and imposition of fines up to \$500 and/or restriction of privileges.

HH. If an issued NOV has not been addressed/corrected by the lessee within 30 days of notification, a second NOV for the same violation will be issued. If the lessee continues to ignore the violation, additional disciplinary measures may be recommended by the GRF Security and Community Access Committee to the GRF Board of Directors that may include an imposition of fines up to \$500 and/or restriction of GRF privileges.

Schedule of Monetary Fines: Recreational Vehicle Parking Areas*			
Violation	1st Offense	2nd Offense	3rd Offense (or more)
Hazardous Material Violation	\$50	\$100	\$150
Wheel Chock Violation	\$40	\$60	\$80
Jack Support Violation	\$40	\$60	\$80
Maintenance or Repair Violation	\$50	\$100	\$150
Expired Registration Violation	\$50	\$100	\$150
Clutter Violation	\$40	\$60	\$80
Flat Tire Violation	\$40	\$60	\$80
Miscellaneous (Minor)	\$25	\$50	\$75
Miscellaneous (Major)	\$50	\$100	\$150
*Consult the Recreational Vehicle (RV) Parking Areas Rules and Regulations for further detail on RV Lot violations			

RV Lot Parking Violations		
Miscellaneous (Minor)	Miscellaneous (Major)	Miscellaneous (Major)
Flat Tires	Expired Registration	Unauthorized vehicle in space
Failure to provide Registration paperwork	Utilizing RV vehicle as living quarters	Vehicle utilized for storage
	Clutter	Generator running unattended
	Storage outside of vehicle	Portable sheds or tents erected outside of vehicle
	Wash-rack violation	Illegal Jack (R & R Section "X" Violation)

Security Division				
SCHEDULE OF TRAFFIC MONETARY PENALTIES				
Moving Violations	1st Offense	2nd Offense	3rd Offense (or more)	
600 - Speeding (6 - 10 MPH)	\$50.00	\$120.00		
601 - Speeding (11 - 15 MPH)	\$75.00	\$150.00		
602 - Speeding (16 MPH and Over)	\$120.00	\$300.00		
610 - Failure to Stop	\$100.00	\$150.00	\$200.00	
620 - Right of Way	\$25.00	\$50.00		
630 - Turn Signal	\$25.00	\$50.00		
640 - Left of Center	\$25.00	\$50.00		
650 - Hit and Run	\$200.00	\$400.00		
660 - Unlicensed Driver	\$200.00	\$400.00		
680 - Reckless	\$140.00	\$280.00		
690 - Headlight Violation	\$10.00	\$20.00		
691 - Riding a Bicycle on Sidewalk	\$0.00	\$25.00	\$50.00	
695 - Other Moving	\$25.00	\$50.00		
Parking Violations	1st Offense	2nd Offense	3rd Offense	4th Offense (or more)
0010 - Abandoned Vehicle	\$0.00	\$20.00	\$30.00	\$40.00
700 - No Parking Zone	\$35.00	\$50.00	\$75.00	\$100.00
720 - Limited Time Parking	\$0.00	\$20.00	\$30.00	\$40.00
721 - Recreational Vehicle Parked over 6 Hr. Limit	\$0.00	\$20.00	\$30.00	\$40.00
722 - Advertising on Vehicle Parked Overnight	\$0.00	\$20.00	\$30.00	\$40.00
723 - Vehicle Used for Storage	\$50.00	\$100.00	\$150.00	\$200.00
724 - Parked on sidewalk or Grass	\$0.00	\$20.00	\$30.00	\$40.00
725 - Expired Vehicle Registration	\$50.00	\$100.00	\$150.00	\$150.00
726 - Blocking Sidewalk or Stairs	\$0.00	\$20.00	\$30.00	\$40.00
727 - GRF Vehicle Decal Violation	\$0.00	\$20.00	\$30.00	\$40.00
728 - No Parking Permit Displayed	\$0.00	\$20.00	\$30.00	\$40.00
800 - Fire Hydrant	\$25.00	\$50.00	\$50.00	\$50.00
730 - Other Parking Violations	\$0.00	\$20.00	\$30.00	\$40.00
Handicap Parking Violations	1st Offense	2nd Offense	3rd Offense	4th Offense (or more)
810 - Handicapped Parking <i>With Placard & Handicap I.D. verification</i>	\$0.00	\$25.00	\$50.00	\$75.00
810 - Handicapped Parking <i>With no Placard & Handicap I.D. verification</i>	\$150.00	\$200.00	\$250.00	\$275.00
Pedestrian Violations	1st Offense	2nd Offense	3rd Offense	4th Offense (or more)
750 -Pedestrian Violations	\$0.00	\$20.00	\$30.00	\$40.00
RV Parking Violations	1st Offense	2nd Offense	3rd Offense (or more)	
820 - Hazardous Material	\$75.00	\$100.00	\$150.00	
830 - Wheel Block	\$40.00	\$60.00	\$80.00	
840 - Jack Support (R & R Section "W" Violation)	\$40.00	\$60.00	\$80.00	
850 - Maintenance or Repair	\$50.00	\$100.00	\$150.00	

860 - Miscellaneous (Minor)	\$25.00	\$50.00	\$75.00
870 - Miscellaneous (Major)	\$50.00	\$100.00	\$150.00

RV Lot Parking Violations		
Miscellaneous (Minor)	Miscellaneous (Major)	Miscellaneous (Major)
Flat Tires	Expired Registration	Unauthorized vehicle in space
Failure to provide Registration paperwork	Utilizing RV vehicle as living quarters	Vehicle utilized for storage
	Clutter	Generator running unattended
	Storage outside of vehicle	Portable sheds or tents erected outside of vehicle
	Wash-rack violation	Illegal Jack (R & R Section "X" Violation)