

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

December 4, 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, December 4, 2012, at 9:30 A.M., at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Lynne Dvorak, Patrick Murphy, Marv Rosenhaft, Ray Gros, Pat Feeney, Maxine McIntosh, Ken Hammer, Linda Wilson, Ruth May, Heather Gerson, Larry Souza

Directors Absent: None

Others Present: Jerry Storage, Patty Kurzet
Executive Session: Jerry Storage, Cris Robinson, Patty Kurzet, Luis Rosas

CALL TO ORDER

President Lynne Dvorak 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 not present when the meeting started, and the Channel 6 Camera Crew, by way of remote cameras, was acknowledged as present.

APPROVAL OF AGENDA

The agenda was approved as submitted.

APPROVAL OF MINUTES

The Board reviewed and approved without objection the minutes of the Regular Meeting of November 6, 2012, the minutes of the Organizational Meeting of November 8, 2012, and the Special Meeting of November 15, 2012.

MEMBER COMMENTS

- Doug Rook (30-F) commented on expenditures for various projects.
- Pamela Grundke (2214-B) congratulated the new Board members and spoke to the goals of the Residents' Voice.
- Tony Dauer (96-C) spoke to ways of improving the Community.
- Rae Tso (3256-A) welcomed the new Board members, and thanked President Dvorak for her leadership and attempt to work with the Mutuals and various issues to keep the costs down.

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 Dvorak announced that a new contract has been executed with a new vendor for the Village Greens Café effective January 3, 2013 and that the Café will no longer be subsidized by the Community; provided an update on the Aliso Creek Bridge project; GRF appointed two liaison to attend the City of Laguna Woods City Council meetings; the City Manager has agreed to attend GRF meetings to report on important issues; and spoke to holding monthly meetings with all Mutual Presidents and First Vice Presidents to discuss issues in an attempt to work together as a community.

OLD BUSINESS

The Secretary of the Corporation, Director Wilson read the following proposed resolution adopting the GRF Pricing policy relative to Garden Center Fees, which was postponed from the previous meeting to conform to the 30-day notification requirement:

RESOLUTION 90-13-

WHEREAS, according to Resolution 90-12-132, which established guidelines for shared costs and fees, certain fees can be imposed upon users of various recreational facilities in order to control crowding and minimize over-usage, and to recover operating costs; and

WHEREAS, by way of Resolution 90-06-32, the Board of Directors adopted a Resident Division Fee Schedule which lists fees charged to residents and non-residents to use GRF shared facilities;

NOW THEREFORE BE IT RESOLVED, January 4, 2013, that the Board of Directors of the Corporation hereby adopts the GRF Pricing policy relative to Garden Center Fees:

Garden Center Rental Pricing Policy

- A Garden Plot Rental Fee shall be charged, annually, for each type of plot (Vegetable Plot, Tree Plot, and Shade House Plot)
- The Garden Plot Rental Fee, rounded up to the nearest dollar, shall be based on the estimated annual per square foot cost of the facility applied to the maximum square feet per size category of Vegetable plots and the average square feet for Tree and Shade House plots; and will be adjusted annually on the basis of annual operational costs, capital costs, and the percentage(s) shared (subsidized) by the community at large as illustrated in the table below:

Plot Type	Percentage Shared by the Community*
Vegetable Plots, 0-200 Sq.Ft.	70
Vegetable Plots, 201-400 Sq.Ft.	70
Vegetable Plots, 401-600 Sq.Ft.	70
Tree Plots	90
Shade House Plots	70

*Per Resolution 90-12-132, Guidelines for Shared Costs & Fees, 1% to 99%

- The GRF Board of Directors will periodically review the estimated annual cost of each plot type and determine what shared percentage to apply in order to maintain an equitable and reasonable division between the user and the monthly assessment (per Resolution 90-12-132, Guidelines for Shared Costs and Fees)

RESOLVED FURTHER, that rototilling and plot clean-up services will become chargeable services and shall be removed from the Fee Schedule; and

RESOLVED FURTHER, that Resolution 90-06-32 adopted May 2, 2006 is hereby amended (Resident Division Fee Schedule); 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 Wilson moved to approve the resolution. Director Gerson seconded the motion and discussion ensued.

Without objection, the resolution was postponed to January to satisfy the 30-day notification requirement.

Director Wilson read a proposed resolution codifying approval of executing additional Deeds of Easement between ETWD and GRF. Director Wilson moved to approve the resolution. Director May seconded the motion and discussion ensued.

Mr. Tim Huval and Mr. Marcel Bradley addressed the Board on the location of the easements.

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

RESOLUTION 90-12-145

WHEREAS, El Toro Water District (ETWD) currently provides Golden Rain Foundation of Laguna Woods (GRF) disinfected secondary-treated recycled water for irrigation of the 27-hole golf course and potable water for irrigation of the landscape areas of the Corporation; and

WHEREAS, ETWD is proposing to expand the Recycled Water Distribution System to allow for the delivery of tertiary-treated recycled water to existing dedicated irrigation customers within the ETWD service area; and

WHEREAS, ETWD is requesting four 10-foot wide perpetual non-exclusive easements and rights-of-way over Corporation property at the following locations:

- A portion of Clubhouse 6, APN 616-361-21
- A portion of the Super pad north of the Community Center, APN 616-012-15 and 616-012-17
- A portion of the Community Center, APN 616-012-22

to install, enlarge, construct, reconstruct, remove and replace, operate, inspect, maintain, repair, improve and relocate a pipeline or pipelines for recycled water for the sum of \$6,600; and

NOW THEREFORE BE IT RESOLVED, December 4, 2012, that the Board of this Corporation hereby agrees to execute the Deeds of Easement and Acceptance Agreement between GRF and ETWD allowing the ETWD to install, enlarge, construct, reconstruct, remove and replace, operate, inspect, maintain, repair, improve and relocate a pipeline or pipelines for recycled water over a 10-foot wide easement over Corporation property; 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

Director Wilson read a proposed resolution approving to set the January Board Meeting date. Director Wilson moved to approve the resolution. Director Gerson seconded the motion and discussion ensued.

Without objection, the Board approved to hold the January meeting on January 4, 2013.

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

RESOLUTION 90-12-146

WHEREAS, the January, 2013 regular meeting of the Board of Directors of this Corporation scheduled for Tuesday, January 1, 2013 falls on a holiday;

NOW THEREFORE BE IT RESOLVED, December 4, 2012, that the January regular meeting of the Board of Directors of this Corporation shall be held on January 4, 2013, at 9:30 A.M. Thereafter, regular meetings of the Board of Directors shall be held on the first Tuesday of each month at 9:30 A.M. All such meetings shall be held at 24351 El Toro Road, Laguna Woods, California; 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 Wilson read a proposed resolution approving a policy regarding committee appointment substitutions. Director Wilson moved to approve the resolution. Director Gerson seconded the motion and discussion ensued.

Members Kathryn Freshley (5490-N) and Isabel Muennichow (5285) commented on the motion.

By a vote of 7-3-0 (Directors Souza, Rosenhaft, and Feeney opposed), the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 90-12-147

WHEREAS, there are occasions when a Mutual President designates an alternate Mutual Board member to fill a temporary absence on a GRF Committee; and

WHEREAS, there have been times when neither the GRF President nor the respective committee chairperson have been apprised of the temporary assignment;

NOW THEREFORE BE IT RESOLVED, December 4, 2012, that when a Mutual President designates an alternate Mutual Board member to fill a temporary absence on a GRF Committee, said President must inform the GRF President and/or respective Committee Chairperson prior to the Committee meeting; and

RESOLVED FURTHER, that such alternate shall have the same rights and powers to vote as the regular appointee to that particular GRF Committee.

The Board discussed and considered appointing advisors to its committees.

Members Gary Empfield (3148-C), Rae Tso (3256-A), Ryna Rothberg (704), and Jody Farrell (5497-C) commented on the discussion.

Director Wilson moved to allow the committee chairperson to recommend advisors with acceptable credentials/background for Board approval. Director Gerson seconded the motion and discussion continued. The motion carried by a vote of 8-2-0 (Directors Rosenhaft and McIntosh opposed).

Ms. Wendy Bucknum explained an advertising opportunity for the Board to advertise the Community's assets to target potential residents in the Ladera Ranch Magazine Special Edition.

Director Rosenhaft moved to pay for a full-page advertisement. Director Souza seconded the motion and discussion ensued.

Members Doug Rook (30-F) and Bevan Strom (30-A) commented on the motion.

By a vote of 6-4-0 (Directors McIntosh, Gros, Hammer, Murphy opposed), the motion carried.

CONSENT CALENDAR

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

RESOLUTION 90-12-148

WHEREAS, Fifth District Supervisor Bates of the Orange County Board of Supervisors requested the use of Clubhouse Three on February 22, 2013 to hold the Sixth Annual South County Senior Summit which offers an inspirational and informative array of speakers and subjects to enhance the quality of life of older adults and their caregivers residing in South County;

NOW THEREFORE BE IT RESOLVED, December 4, 2012, that the Board of Directors of this Corporation hereby approves the request for use of Clubhouse Three on February 22, 2013 to hold the Sixth Annual South County Senior Summit, free of charge; 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 90-12-149

RESOLVED, December 4, 2012, that the Board of Directors of this Corporation hereby accepts the donation from the Laguna Woods Rehabilitation Center of one physical therapy table valued at \$750 for use in the Clubhouse One Fitness Center; and

RESOLVED FURTHER, that the donation to the Golden Rain Foundation shall not qualify as a tax-deductible charitable contribution; and

RESOLVED FURTHER, that the President of this Corporation is hereby authorized to advise said donor in writing and to express the thanks of the Corporation.

COMMITTEE REPORTS

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

Director Marv Rosenhaft reported from the Mobility & Vehicles Committee.

Director Rosenhaft moved to refer the following resolution approving a Lift Bus Certification Policy back to the Committee. Director Wilson seconded the motion and the motion carried unanimously.

RESOLUTION 90-12

WHEREAS, the Lift Bus System is a demand-response bus system designated to provide transportation to residents who, due to a disability, cannot use the regular bus system; and

WHEREAS, by way of Resolution G-98-15 the Lift Bus Certification Program was implemented requiring residents who ride the Lift Bus to undergo a functional and diagnostic evaluation performed by a certified therapist every three years; and

WHEREAS, in order to encourage and enforce the reassessment requirement, specific guidelines must be in place;

NOW THEREFORE BE IT RESOLVED, December 4, 2012, the Board of Directors of this Corporation hereby approves the following Lift Bus Certification Policy:

- Once initially qualified, Lift Bus riders would have five years in the Lift Bus Program before they are required to participate in a reassessment.
- A Lift Bus rider will be notified at least three months prior to the end of their five-year qualified period, requesting to schedule a reassessment. Rider will be notified that failure to schedule a reassessment by the end of their five-year qualification period would mean they would be disqualified from using the Lift Bus.
- A Lift Bus rider who fails to attend one of the next three monthly reassessment days prior to the end of their five-year qualified period, would have their Lift Bus ridership privileges revoked.
- A Lift Bus rider whose ridership privileges had been revoked, then later took their reassessment, and were found to qualify for the Lift Bus would be eligible again for the Program with no penalty.

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 Lynne Dvorak reported from the Community Activities Committee.

Director Wilson read the following proposed resolution adopting the GRF Pricing policy relative to Equestrian Center Fees:

RESOLUTION 90-13-

WHEREAS, according to Resolution 90-12-132, which established guidelines for shared costs and fees, certain fees can be imposed upon users of various recreational facilities in order to control crowding and minimize over-usage, and to recover operating costs; and

WHEREAS, by way of Resolution 90-06-32, the Board of Directors adopted a Resident Division Fee Schedule which lists fees charged to residents and non-residents to use GRF shared facilities;

NOW THEREFORE BE IT RESOLVED, January 4, 2013, that the Board of Directors of the Corporation hereby adopts the GRF Pricing policy relative to the Equestrian Center:

Equestrian Center Pricing Policy

Horse Boarding Fee

- A Horse Boarding Fee shall be charged, monthly, to residents who wish to board their horse(s) at the Equestrian Center.
- The fee, rounded up to the nearest dollar, shall be based on the estimated monthly cost to board a resident's owned or leased horse, and 64% shared (subsidized) by the community at large.
- The fee will be adjusted annually on the basis of changes to the operational costs, depreciation costs, and percentage shared by the community at large.
- The GRF Board of Directors will periodically review the estimated monthly cost of boarded horses and determine what shared percentage to apply in order to maintain an equitable and reasonable division between the user and the monthly assessment (per Resolution 90-12-132, Guidelines for Shared Costs and Fees).
- The cost of feed will be fully absorbed by the resident based on their selection from the menu of options.

Horse Trailer Storage & Horse Transportation Fees

- If space allows, residents may store their horse trailers at the Equestrian Center. The fee to store a horse trailer shall be the same as that charged for a recreational vehicle in the RV Storage Lots.

- GRF shall be reimbursed the cost of transporting a horse for a resident. The costs include: labor, fuel, and wear and tear on the trailer and vehicle.

Trail Ride Fees

- A separate fee shall be charged for trail rides for residents and their guest(s).
- The fees, rounded up to the nearest dollar, shall be based on: the estimated hourly cost of labor and the cost of the horse used to lead the trail ride; and
 - for residents, 64% shared (subsidized) by the community at large
 - for guests, 25% mark up.
- The fee will be adjusted annually on the basis of changes to the operational costs, depreciation costs, percentage shared by the community at large for residents, and percentage mark up for guests.

Lesson Fees

- Fees shall be charged for individual and group lessons for residents and their guest(s).
- The fees, rounded up to the nearest dollar, shall be based on: the estimated hourly cost of labor and the cost of the horse used to provide the lesson; and
 - for residents, 64% shared (subsidized) by the community at large
 - for guests, 25% mark up.
- The fee will be adjusted annually on the basis of changes to the operational costs, depreciation costs, percentage shared by the community at large for residents, and percentage mark up for guests.

Horse Rental Fee

- A resident fee and a guest fee shall be charged for the use of a GRF owned horse for lessons and trail rides.
- The fees, rounded up to the nearest dollar, shall be based on the estimated hourly cost of a GRF owned horse; and
 - for residents, 64% shared (subsidized) by the community at large
 - for guests, 25% mark up.
- The fee will be adjusted annually on the basis of changes to the operational costs, depreciation costs, percentage shared by the community at large for residents, and percentage mark up for guests.

RESOLVED FURTHER, that Resolution 90-06-32 adopted May 2, 2006 is hereby amended (Resident Division Fee Schedule); 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 Wilson moved to approve the resolution. Director Gerson seconded the motion and discussion ensued.

Members Jody Farrell (5497-C), Carolynn Marshall (634-P), and Gary Empfield (3148-C) commented on the proposed policy.

Without objection, the Board postponed the resolution to January to satisfy the 30-day notification requirement.

Director Linda Wilson reported from the Security and Community Access Committee.

Director Wilson moved to approve appointing board members to the Traffic Committee per a rotation list in lieu of regular assignments. Director Rosenhaft seconded the motion and the motion carried unanimously.

Director Wilson reported from the Traffic Committee and announced that Director Gros will be chairing the Committee.

Director Larry Souza reported from the Maintenance and Construction Committee.

Director Wilson read a proposed resolution authorizing a supplemental appropriation to reconfigure the Moisture Intrusion Office workstations. Director Wilson moved to approve the resolution. Director Gerson seconded the motion and discussion ensued.

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

By a vote of 7-3-0 (Directors McIntosh, Hammer, and Rosenhaft opposed), the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 90-12-150

WHEREAS, the approved 2013 Business Plan approved a service level change to add one position in the Moisture Intrusion Office and the existing workspace areas in the Maintenance Center (Building D) have reached full capacity;

NOW THEREFORE BE IT RESOLVED, December 4, 2012, that the Board of this Corporation hereby authorizes a supplemental appropriation in the amount of \$7,150, to be funded from the Facilities Fund, to reconfigure the Moisture Intrusion Office to accommodate an additional workstation; and

WHEREAS, that staff is further directed to investigate performing the work in-house versus using outside services; 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 Larry Souza reported from the Clubhouse Two Renovation Ad Hoc Committee.

Director Pat Feeney reported from the Media & Communications Committee.

Director Maxine McIntosh reported from the Landscape Committee.

Director Ray Gros reported on the Laguna Canyon Foundation.

The Board discussed future board agenda items.

DIRECTORS' COMMENTS

Directors made their final comments.

MEETING RECESS

The regular open meeting recessed at 12:35 P.M. and reconvened into Executive Session at 1:13 P.M.

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

During its Regular Executive Session Meeting of November 6, 2012, the Board reviewed and approved without objection the minutes of the October 2, 2012 Regular Executive Session and the minutes of the October 4, 2012 Special Executive Session. The Board heard two disciplinary hearings; and discussed contractual issues regarding Moulton Parkway Phase II Improvements, Flood Mitigation, and the El Toro Water District easements.

During its Special Executive Session Meeting of November 9, 2012, the Board discussed contractual issues regarding Moulton Parkway Phase II Improvements and the Village Greens Café.

During its Special Executive Session Meeting of November 15, 2012, the Board discussed contractual issues regarding the Village Greens Café, City of Laguna Hills re-development project, and the Management Agreement.

ADJOURNMENT

There being no further business to come before the Board of Directors, the meeting adjourned at 4:15 P.M.

Linda Wilson, Secretary