

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

**May 3, 2016**

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, May 3, 2016, at 9:30 A.M., at 24351 El Toro Road, Laguna Woods, California.

Directors Present: John Parker, Beth Perak, Margaret Klein, John Beckett, Richard Johnston, Joan Milliman, John Luebbe, Judith Troutman, JoAnn diLorenzo, Richard Palmer

Directors Absent: Mike Comer

Staff Present: Open Session: Brad Hudson, Lori Moss, Kim Taylor  
Executive Session: Brad Hudson, Kim Taylor, Cris Robinson, Blessilda Fernandez

Others Present: Fred Whitney, Corporate Counsel, and Robert Hartley of Neuland, Whitney & Michael

**CALL TO ORDER**

Acting President John Parker 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 AM.

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Director Margaret Klein led the membership in the Pledge of Allegiance to the Flag.

**ACKNOWLEDGEMENT OF MEDIA**

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

**APPROVAL OF AGENDA**

Chair Parker stated that he would like to add "Code of Conduct" to Future Agenda Items. Director Beckett moved to add "Code of Conduct" to the agenda under Future Agenda Items. Director Johnston seconded the motion. By a vote of 9-0-0 the motion carried. Without objection the Board approved the agenda as amended.

**APPROVAL OF THE MINUTES**

Without objection the Board approved the regular meeting minutes of April 5, 2016 (with noted Scriveners errors on page 9 of 11 and 10 of 11) and the Special meeting minutes of April 6, 2016 as written.

**CHAIR'S REPORT**

Chair Parker announced that President Mike Comer is currently out of the state and that he will be acting President until his return. Acting President Parker provided an overview of Governance 102 which was held on April 25, 2016, he spoke to the transition and stated that

there are a few key positions to fill and is awaiting the arrival of the new Security Director in June. Chair Parker provided examples of the improved customer service.

### **OPEN FORUM**

- Irene Weygold (5499-2F) commented on being a renter and the Garden Centers.
- Ned Buckman (348-C) thanked the Board on behalf of the Tennis Club regarding the refurbishing of the tennis courts.
- Mary Stone (356-C) commented on the moratorium regarding the Garden Centers and stated that the moratorium should be voted on by the Board.
- Katherine Platt (3249-B) commented on the use of pesticides in the garden center and requested the banning of pesticides.
- Roberta Berk (933-B) commented on the transition and unity, and leaving the Aliso Creek gate open.
- George DeBlois (870-P) commented on a commercial vehicle violation that he received for parking overnight in the Community.
- Maxine McIntosh (68-C) commented on past GRF loans, the golf building and moving forward.
- Marvin Rawitch (5510-3B) commented on a safety issue in his building and thanked staff at VMS for their work in addressing the issue.
- Fred Sherman (3161-A) addressed the use of common facilities and the shared cost concept and spoke to increased costs for the Community.
- Franklin Smith (5369-3D) commented on a staff personnel matter and spoke to the GRF/MBT Litigation.
- Juanita Skillman (2154-N) commented on the village library and stated that the village has a large number of published authors and invited the Community to explore the library.

GRF Directors Luebbe, Johnston, Klein, Perak, Milliman, diLorenzo, Beckett and Parker briefly responded to Members' Comments.

### **CEO REPORT**

Mr. Bradley Hudson, CEO/General Manager, commented on the Village Closing Ceremonies held May 1, 2016 and stated that he is very proud of the participants, he spoke to the resurfacing of the tennis courts and implementation of Dynamics AX, improving transparency with regard to the new website, upcoming transportation Bus improvements, and gate check points. Mr. Hudson answered questions from the Board.

### **Update from VMS – Director Lucy Shimon**

Ms. Lucy Shimon, Director, Village Management Services, Inc. (VMS) provided an overview of the aesthetic changes on the first floor and new janitors on site in the Community Center building. Director Shimon reported that staff is responding quickly to resident issues, the VMS Board formed a Strategic Planning Ad Hoc Committee which will be looking at a number of issues and stated that VMS is supporting a safe and secure working environment. Director Shimon answered questions from the Board.

### **CONSENT CALENDAR**

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

### **RESOLUTION 90-16-20**

#### **GRF Committee Appointments**

**RESOLVED**, May 3, 2016 that the following persons are hereby appointed and ratified to serve on the Committees of this Corporation:

##### **Business Planning**

Mike Comer, Chair (GRF)  
Margaret Klein, Vice Chair (GRF)  
Richard Johnston (GRF)  
Jim Matson (Third)  
Wei-Ming Tao (Third)  
Pat English (United)  
Lenny Ross (United)  
**Henry Nahoum (M50)**

##### **Clubhouse 2 Renovation Ad Hoc Committee**

Judith Troutman, Chair (GRF)  
John Parker, Vice Chair (GRF)  
Dick Palmer (GRF)  
Bert Moldow (Third)  
Bill Walsh (Third)  
Jack Bassler (United)  
Ken Hammer (United)  
Ryna Rothberg (Mutual 50)  
Non-Voting Advisors: TBD

##### **Community Activities**

Margaret Klein, Chair (GRF)  
**JoAnn diLorenzo, Vice Chair (GRF)**  
~~John Parker, Vice Chair (GRF)~~  
Beth Perak (GRF)  
Burt Baum (Third)  
Rosemarie diLorenzo Dickins (Third)  
Jan LaBarge (United)  
Tom Sirkel (United)  
John Dalis (Mutual 50)  
Non-Voting Advisors:

##### **Energy Committee**

John Luebbe, Chair (GRF)  
Beth Perak, Vice Chair (GRF)  
Dick Palmer, (GRF)  
Bert Moldow (Third)

Bill Walsh (Third)  
Ken Hammer (United)  
Jack Bassler (United)  
~~Henry Nahoum (Mutual 50)~~  
**John Dalis (Mutual 50)**  
Non-Voting Advisors:

**Finance**

Margaret Klein, Chair (GRF)  
Richard Johnston, Vice Chair (GRF)  
Judith Troutman (GRF)  
Rosemarie diLorenzo Dickins (Third)  
Wei-Ming Tao (Third)  
Pat English (United)  
Lenny Ross (United)  
**Henry Nahoum (50)**  
~~Marilyn Ruckberg (M50)~~  
Non-Voting Advisor: TBD

**Financial Reporting Study Group**

Margaret Klein, Chair (GRF)  
Mike Comer, Vice Chair (GRF)  
Richard Johnston (GRF)  
Rosemarie diLorenzo Dickins (Third)  
Wei-Ming Tao (Third)  
Pat English (United)  
Lenny Ross (United)  
Non-Voting Advisor:

**Landscape**

John Parker, Chair (GRF)  
JoAnn diLorenzo, Vice Chair (GRF)  
Joan Milliman (GRF)  
James Tung (Third)  
Bunny Carpenter (Third)  
Jan LaBarge (United)  
Eva Lydick (United)  
Sy Wellikson (Mutual 50)  
Non-Voting Advisors: Pam Grundke, Elizabeth Morris

**Maintenance & Construction**

Judith Troutman, Chair (GRF)  
John Parker, Vice Chair (GRF)  
John Luebbe (GRF)  
John Frankel (Third)  
Bert Moldow (Third)  
Jack Bassler (United)  
Don Tibbetts (United)

Ryna Rothberg (Mutual 50)  
Non-Voting Advisors:

**Media and Communications**

JoAnn diLorenzo, Chair (GRF)  
Beth Perak, Vice Chair (GRF)  
Joan Milliman (GRF)  
Rosemarie diLorenzo Dickins (Third)  
Bill Walsh (Third)  
Jan LaBarge (United)  
Juanita Skillman (United)  
Henry Nahoum (Mutual 50)

***Sy Wellikson (Mutual 50)***

Non-Voting Advisors: Steve Carman, ***John Perak***

**Mobility & Vehicles**

John Beckett, Chair (GRF)  
Beth Perak, Vice Chair (GRF)  
Richard Johnston (GRF)  
David Finley (Third)  
Ray Gros (Third)  
Ming Lee Chang (United)  
Jan LaBarge (United)  
John Dalis (Mutual 50)  
Non-Voting Advisors:

**Security and Community Access**

***John Luebbe, Chair (GRF)***

~~John Beckett, Chair (GRF)~~  
Margaret Klein, Vice Chair (GRF)

***Beth Perak (GRF)***

Ray Gros (Third)  
Burt Baum (Third)  
Ming Lee Chang (United)  
Tom Sirkel (United)  
Lou Parker on behalf of (Mutual 50) – non-voting representative  
Non-Voting Advisors: Dick Rader

**Laguna Woods Village Traffic Hearings**

Richard Johnston (GRF)  
JoAnn di Lorenzo (GRF) - Alternate

**RESOLVED FURTHER**, that Resolution 90-16-10 adopted February 2, 2016, is hereby superseded and cancelled; and

**Community Activities Committee Recommendation:**

Approved allowing Mutual No Fifty to purchase a retiring table tennis table from GRF for \$1.00 instead of the table being disposed of through the normal process.

Approved the request on behalf of South County Outreach to place food collection containers in all of the Clubhouses, the Fitness Center and the Community Center lobby. The food drive would run for six weeks beginning July 1, 2016, and ending August 12, 2016.

### **COMMITTEE REPORTS**

Director Klein reported from the Finance Committee and presented a financial update.

Director Klein moved to approve a budget of \$50,000 for staff recognition efforts this year, 2016, to be authorized as an unbudgeted operating expenditure. Director Johnston seconded the motion.

Members Ryna Rothberg (704), Pat English (928-A), Mary Stone (356-C) and Franklin Smith (5369-3D) commented on the motion.

By a vote of 9-0-0 the motion carried.

Director John Luebbe reported from the Energy Committee.

Chair John Parker reported from the Landscape Committee.

Director Richard Johnston reported from the Laguna Woods Village Traffic Hearings.

Director John Beckett reported from the AED Task Force.

Director JoAnn diLorenzo, on behalf of Director Judith Troutman, reported from the Maintenance and Construction Committee.

Director JoAnn diLorenzo, on behalf of Director Judith Troutman, reported from the Clubhouse 2 Renovation Ad Hoc Committee.

Director John Luebbe reported from the Security and Community Access Committee.

Director Luebbe, on behalf of Director Troutman, read a proposed resolution approving revisions to the Recreational Vehicle Rules and Regulations to restrict access to RV Lots to residents and accompanied guests. Director Luebbe moved to approve the resolution. Director Klein seconded the motion. Discussion ensued.

### **RESOLUTION 90-16-XX**

#### **Revisions to the Recreational Vehicle Parking Areas Rules and Regulations**

**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**, the Security and Community Access Committee recommend revising the Recreational Vehicle Parking Standard Operating Procedure to only allow non-residents access to the RV Lots if a resident accompanies the non-resident;

**NOW THEREFORE BE IT RESOLVED**, on June 7, 2016 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 90-14-22 adopted May 6, 2014 is hereby superseded and cancelled ***to the extent that it differs***; 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.

Without objection the Board moved to add "***to the extent that it differs***" to the first Resolved Further.

By a vote of 9-0-0 the motion carried and the amended resolution was postponed to the June meeting to satisfy the 30-day notification requirement, to comply with Civil Code §4360.

Director John Beckett reported from the Mobility and Vehicles Committee.

Director Margaret Klein reported from the Community Activities Committee.

Director JoAnn diLorenzo reported from the Media and Communications Committee.

Director diLorenzo stated that John Perak was approved by the committee to be an advisor on the committee. Without objection Mr. Perak will be formally added to the Committee Appointments resolution.

### **UNFINISHED BUSINESS**

No Unfinished came before the Board.

### **NEW BUSINESS**

Director diLorenzo, on behalf of Director Troutman, read a proposed resolution approving requiring proof of a valid driver's license to be provided following a 0660 (valid driver's license not produced violation) being upheld by the Laguna Woods Traffic Committee. Director diLorenzo moved to approve the resolution. Director Milliman seconded the motion. Discussion ensued.

### **RESOLUTION 90-16-XX**

#### **Unlicensed Resident Drivers**

**WHEREAS** the section 3.2 and 5.1 of the GOLDEN RAIN FOUNDATION OF LAGUNA WOODS VEHICLE, TRAFFIC, AND PARKING RULES, May 6, 2014 Resolution 90-14-21 establishes that any person operating a MOTOR VEHICLE, **with the exception of Golf Carts**, is required to have a valid driver's license in their possession and present it to any member of the Security Division upon request; ~~with the exception of Golf Carts;~~ and

**WHEREBY** a resident is found guilty by the Laguna Woods Traffic Committee of moving violation 660-Valid Driver's License Not Produced;

**NOW THEREFORE BE IT RESOLVED** June 7, 2016, that Resident ~~said~~ **said person** shall be required to provide proof of a valid State issued Driver's license issued to them, or shall be required to surrender any GRF Decal(s) for DMV registered vehicles in their name; and

**RESOLVED FURTHER, Resident driver violations for Moving Violation 660 - notification shall be made that a valid Driver's license must be provided within 14 days and failure to do so shall result in the Resident's assigned GRF decal(s) being confiscated; 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 Milliman moved to amend the resolution to include "RESOLVED FURTHER, Resident driver violations for Moving Violation 660 - notification shall be made that a valid Driver's license must be provided within 14 days and if failure to do so shall result in the Resident's assigned GRF decal(s) to be confiscated." Director diLorenzo seconded the motion. Without objection the Board agreed to change in Now Therefore Be it Resolved Resident **said person** and to rearrange the Whereas as noted above. By a vote of 9-0-0 the amendments carried.

Members Ryna Rothberg (704) and Maxine McIntosh (68-C) and Mary Stone (356-C) commented on the resolution.

By a vote of 9-0-0 the motion carried and the amended resolution was postponed to the June meeting to satisfy the 30-day notification requirement, to comply with Civil Code §4360.

**Discuss and Consider Approving the Amended and Restated Articles of Incorporation**  
Director Beckett moved to approve the amended and restated Articles of Incorporation as presented in the agenda packet by removing article 3e and changing PCM to VMS, and (scriveners errors noted on document.) Director Johnston seconded the motion.

By a vote of 9-0-0 the motion carried.



**Entertain Motion to Approve the Calling of a Corporate Members Meeting for the Purpose of Approving the Amended and Restated Articles of Incorporation for Friday, May 20, 2016 at 1:00 PM.**

Director Johnston moved to approve the calling of a Corporate Members meeting for Friday, May 20, 2016 at 1:00 PM, for the purpose of voting on approving the amended and restated GRF Articles of Incorporation. Director diLorenzo seconded the motion. By a vote of 9-0-0 the motion carried.

**FUTURE AGENDA ITEMS**

The Board agreed to place "Code of Conduct" on a future agenda.

**DIRECTORS' COMMENTS**

The Directors made their final comments.

**MEETING RECESS**

The Board recessed at 12:10 PM and reconvened into Executive Session at 1:00 PM.

**ADJOURNMENT**

There being no further business to come before the Board of Directors, the meeting adjourned at 4:05 PM.

---

Judith Troutman, Secretary  
Golden Rain Foundation

**Summary of Previous Closed Session Meetings per Civil Code Section §4935**

During its Regular Executive Session Meeting of April 6, 2016, the Board approved the Regular Executive Session meeting minutes of March 1, 2015 and the Special Executive Session of March 17, 2016, as written. The Board held three (3) Disciplinary Hearings; approved four (4) hearing requests; approved three (3) Mutual's request for deactivation of cable services; held one (1) common area damage reimbursement hearing; Held one (1) Meet and Confer; discussed and considered Saddleback College matter; discussed the restated Articles of Incorporation; discussed and considered contractual matter with Mutual No. Fifty; and discussed litigation matters.

## Notice of Violation Process

1. A Notice of Violation (NOV) is written.
2. The on duty Watch Commander or other Supervisor looks over the NOV for errors and accuracy of the violation, such as if the pictures or video clearly show the violation and that all required information is provided. It is then signed off by approving Supervisor.
3. The Operations Supervisor performs a second level review before being sent to the Administrative Specialist.
4. The information is entered into the Citation computer program in Stellar. While being entered, the NOV is again reviewed for errors.
5. A letter is mailed to the Violator explaining the options available to him/her.
  - Provide proof of documentation in order to have violation suspended i.e.:
    - Valid registration
    - Valid Driver's License
    - Valid Handicapped Placard
  - Whether or not they qualify for Traffic School in lieu of a fine.
  - If there is no fine applied to the violation and no further action required.
  - Date of their scheduled Traffic Hearing and directions on how to attend if disputing citation.
6. After their assigned Traffic Hearing date, if they have not scheduled traffic school, paid the fine or cleared the violation, a 2nd letter is mailed out explaining the outcome of the Traffic Hearing and providing their options (i.e. take traffic school or pay the fine).
7. If the subject was found not guilty during the Traffic Hearing, a letter is sent giving the decision of the Hearing and explains there is no further action to be taken. The violation is voided in the Citation program.
8. Three months after their assigned Traffic Hearing date a 'Final Notice' letter is mailed out.
9. Four months after their assigned Traffic Hearing date the violation is sent to Compliance for collection action, including member disciplinary action.

Note:

- At any time during this process, a Violator can pay a fine or schedule to attend a Traffic School.
- When a Violator opts to attend the Traffic Hearing or Traffic School, a confirmation letter will be mailed out, giving the date, time and location.

## Proposed change to Notice of Violation Process

6. After their assigned Traffic Hearing date, if they have not scheduled traffic school, paid the fine or cleared the violation, a 2nd letter is mailed out explaining the outcome of the Traffic Hearing and providing their options (i.e. take traffic school or pay the fine).
- a. Resident driver violations for Moving Violation 660 – Unlicensed Drivers - shall be forwarded to Compliance. Notification shall be made that a valid driver’s license must be provided within 14 days. Failure to provide a valid Driver’s License shall result in the Resident’s assigned GRF decal(s) to be confiscated. The Resident will be required to provide a copy of a valid Driver’s License in order to receive a new Decal.
- \*Only Driver’s Licenses that were valid at the time of the citation are accepted to suspend an NOV.**  
**\*\* Only the first occurrence (within 3 years) of offense shall be suspended following a valid license being produced.**
- 

## Valid License Not Produced Citations

	2014	2015	2016 to date
Total Issued	<b>69</b>	<b>94</b>	<b>29</b>
LWV Residents	<b>26 (38%)</b>	<b>41 (44%)</b>	16 (55%)
Non-Residents	<b>43 (62%)</b>	<b>53 (56%)</b>	13 (45%)
Pentalty Paid	<b>2</b>	<b>25</b>	<b>0</b>
Traffic School Attended	<b>6</b>	<b>5</b>	<b>0</b>
License Provided	<b>32 (46%)</b>	<b>49 (52%)</b>	<b>10 (34%)</b>

**RECREATIONAL VEHICLE (RV) PARKING AREAS**

**RULES AND REGULATIONS**

**Resolution 90-16-XX Revised: XX XX, 2016**

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, 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, camper van, 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. 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

B.1 Passenger Vehicles

- B.1.a Resident solely-owned GRF and DMV registered passenger vehicles are eligible to be placed in a surplus space in RV Lot B.

B.2 Commercial Vehicles

- B.2.a The following resident solely-owned and DMV registered commercial vehicles displaying any of the following attributes are eligible to be placed in a surplus space in RV Lot B: Commercial vehicles will not be issued GRF decals

- Of a type used or maintained for the transportation of persons for hire, compensation, or profit.  
Examples: taxi cab, limousine, any vehicle originally designed to carry 12 or more passengers.
- Designed, used, or maintained primarily for the transportation of property.
- Includes any vehicle mounted with a utility body/bed, or aftermarket storage chest, or aftermarket equipment carrier.
- Used, specially equipped, or advertised for commercial purposes.  
Examples: MOTOR TRUCK, PICKUP TRUCK with a ladder rack or utility body or carrying visible tools or merchandise, van or sport utility vehicle with business advertising displayed or carrying visible tools, chests, racks or merchandise.

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 RV, passenger, or commercial 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, passenger and commercial vehicles 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).
- D.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, passenger and commercial vehicles registered solely to a resident(s) of Laguna Woods Village will be given permits. A resident(s) of a currently registered RV, passenger or commercial vehicle 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. Vehicles 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. Additional RV Lot Space
- H.1 Residents are permitted to lease two RV Lot spaces per manor, excepting passenger and commercial vehicles in RV Lot B. 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 the first space. 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.

- H.2 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.
- H.3 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.
- H.4 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 RV, passenger or commercial 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 RV, passenger and commercial 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.
- H.5 Residents will be given a 30-day notice by GRF if required to vacate their second, passenger or commercial vehicle 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.
- H.6 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, passenger or commercial vehicle 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, passenger or commercial vehicle 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 RV, passenger or commercial vehicle space per year. Annual billing is sent out each January for all RVs, passenger and commercial vehicles stored in the RV lots as of January 1st of each year. A prorated refund will be given if the 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. All non-residents must be accompanied by a resident when inside of the RV Lots. .
- 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 Laguna Woods Village 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 Laguna Woods Village Traffic Committee Hearing.

- O.1.a. Members to whom an NOV is issued shall be entitled to a hearing before the Laguna Woods Village 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 Traffic Committee hearing to contest the NOV shall notify the Security Division, no less than 7 days prior to the hearing at which the Member intends to appear.
- 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 Laguna Woods Village Traffic Committee.
- O.1.c Following the hearing, the Laguna Woods Village 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 Laguna Woods Village 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 Laguna Woods Village 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.2.e 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, passenger or commercial vehicles 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 slide outs to be extended (opened) for more than three days in a 30-day period. Extended slide outs 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, passenger and commercial vehicles 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 RVs, trailers or vehicle 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. RV, trailer, and vehicle 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. Vehicles must be removed from the RV lot for any repairs or maintenance. No work or maintenance shall be done to vehicles 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 passenger vehicle may be parked in their motor home RV or commercial space when the motor home or commercial vehicle 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 (949-597-4257) 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.

<b>Schedule of Monetary Fines: Recreational Vehicle Parking Areas*</b>			
<b>Violation</b>	<b>1st Offense</b>	<b>2nd Offense</b>	<b>3rd Offense (or more)</b>
Hazardous Material Violation	\$75	\$100	\$150
Wheel Chock Violation	\$40	\$60	\$80
Jack Support Violation	\$40	\$60	\$80
Maintenance or Repair Violation	\$50	\$100	\$150
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			

<b>RV Lot Parking Violations</b>		
<b>Miscellaneous (Minor)</b>	<b>Miscellaneous (Major)</b>	<b>Miscellaneous (Major)</b>
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)

**RESTATED ARTICLES OF INCORPORATION**  
**OF**  
**GOLDEN RAIN FOUNDATION OF LAGUNA WOODS**

The undersigned certify that:

1. They are the president and the secretary, respectively, of Golden Rain Foundation of Laguna Woods, a California nonprofit mutual benefit corporation.
2. The Articles of Incorporation of Golden Rain Foundation of Laguna Woods (the "Articles") shall be amended and restated in their entirety to read as follows:

**ARTICLE I**  
**NAME**

The name of this corporation is GOLDEN RAIN FOUNDATION OF LAGUNA WOODS, ("Corporation") or ("GRF").

**ARTICLE II**  
**REQUIRED STATEMENT OF AUTHORITY AND PURPOSE**

The Corporation is a nonprofit mutual benefit corporation organized under the Nonprofit Mutual Benefit Corporation Law. The purpose of the corporation is to engage in any lawful act or activity for which a corporation may be organized under such law. This Corporation elects to be governed by all of the provisions of the Nonprofit Corporation Law of 1980 not otherwise applicable to it under Part 5 of Division 2.

**ARTICLE III**  
**PURPOSES**

The further purposes of the Corporation are:

- a. To act as Trustee of the Golden Rain Foundation of Laguna Hills Trust and any other trust incidental to any of these purposes.
- b. To provide services and community facilities to the members of this Corporation and to their memberships.
- c. To act as a partner and joint venturer, and to enter into co-partnership and joint venture agreements with other corporations and individuals.
- d. To engage in any business or activity now or hereafter permitted under the Nonprofit Mutual Benefit Corporation Law of the State of California.
- e. ~~To sponsor and form California corporations, whose joint purpose will be to develop the community of Leisure World Laguna Woods.~~

**ARTICLE IV**  
**POWERS**

This Corporation shall have the following powers:

- a. To solicit gifts of, to receive by gifts, devise or bequest, to purchase and to otherwise acquire real and personal property of every kind and nature, including shares of stocks, bonds, securities of other corporations, and to hold, manage and administer the same.
- b. To act as trustee under any trust incidental to the purposes of this Corporation and to receive, hold, administer and expend funds and property subject to such trust.
- c. To buy, sell, assign, convey, exchange, lease, mortgage, encumber, transfer upon trust, or otherwise dispose of all property, real or personal.
- d. To invest and reinvest funds of the Corporation in real or personal property of every kind and nature, including bonds, corporate common or preferred stocks or securities of any type or character.
- e. To borrow money, contract debts and issue bonds, notes, debentures, and secure the payment or performance of its obligations.
- f. To make contracts and to do all other acts necessary or expedient for the administration of the affairs and the attainment of the purposes of this Corporation.
- g. To make donations of the public welfare or for charitable, scientific, educational or other purposes. Any such donation shall require approval of a majority of the Board of Directors and the vote or written consent of members of the Corporation entitled to exercise a majority of the voting power of the Corporation.
- h. To make contributions for purposes that the Board of Directors deems necessary in order to protect the quality of life, including, but not limited to, the property values of the Corporation's members.

**ARTICLE V**  
**DISTRIBUTIONS**

This Corporation does not contemplate the distribution of gains, profits or dividends to any of its members, except that, upon the dissolution or winding up of this Corporation, after paying or adequately providing for the debts and obligations of this Corporation, the Directors or other persons in charge of the liquidation, shall distribute any assets and or obligations held in trust in accordance with the trust, and shall distribute any remaining assets to the then members of this Corporation entitled thereto in accordance with the provisions of the Bylaws of this Corporation.

**ARTICLE VI**  
**STATEMENT REQUIRED BY CALIFORNIA CIVIL CODE SECTION 4280**

The Corporation is an association formed to manage a common interest development under the Davis-Stirling Common Interest Development Act.

The business or corporate office of the Corporation is as follows:

Golden Rain Foundation of Laguna Woods  
24351 El Toro Road  
Laguna Woods, CA 92637

The physical location of the common interest development is as follows:

Front Street: El Toro Road  
Nearest Cross Street: Moulton Parkway  
Nine-Digit ZIP Code: 92637-4901

The common interest development is subject to the provisions of the Corporation's governing documents.

The name and address of the Corporation's current managing agent, as defined in California Civil Code Section 4158 is:

Village Management Services, Inc.  
24351 El Toro Road  
Laguna Woods, CA 92637

Any change to the Corporation's managing agent shall not be deemed an amendment to these Restated Articles of Incorporation.

The classes of membership of the Corporation and the voting and other rights and privileges, and obligations, of the Corporation's member are set forth in the bylaws of the Corporation.

**ARTICLE VII**  
**DIRECTORS**

- a. The number of Directors of this Corporation is eleven (11).
- b. The qualifications, powers, duties and tenure of the office of Director and the manner in which Directors are to be chosen shall be prescribed and set forth in the Bylaws of this Corporation.

**ARTICLE VIII**  
**PERPETUAL**

This Corporation shall have perpetual existence.

**ARTICLE IX**  
**MEMBER LIABILITY**

The members of this Corporation shall not be personally liable for the debts, liabilities or obligations of this Corporation.

**ARTICLE X**  
**MEMBERS**

The authorized number and qualifications of members of this Corporation, the different classes of membership, if any, the property, voting and other rights and privileges of each class of membership, and the liability of each or all classes to dues or assessments and the method of collection thereof, shall be prescribed and set forth in the Bylaws of this Corporation.

- a. The Articles as amended and restated have been approved by the Board of Directors
- b. The Articles as amended and restated have been approved by the required vote of members.

DATE: \_\_\_\_\_

\_\_\_\_\_  
[signature]

\_\_\_\_\_, President  
[print name]

\_\_\_\_\_  
[signature]

\_\_\_\_\_, Secretary  
[print name]

**DECLARATION**

Each of the undersigned declares under penalty of perjury that the statements contained in the foregoing Restated Articles of Incorporation of Golden Rain Foundation of Laguna Woods are true to his or her own knowledge and that this Declaration was executed as of \_\_\_\_\_2016, at Laguna Woods, California.

DATE: \_\_\_\_\_

\_\_\_\_\_  
[signature]

\_\_\_\_\_, President  
[print name]

\_\_\_\_\_  
[signature]

\_\_\_\_\_, Secretary  
[print name]