



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

June 10, 2019

The Special Open Meeting of the Golden Rain Foundation of Laguna Woods Board of Directors, a California non-profit mutual benefit corporation, was held on Monday, June 10, 2019, at 9:30 A.M., at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Beth Perak, Annette Sabol Soule, Jim Matson, Joan Milliman, Diane Phelps, Ray Gros, Richard Palmer, Bert Moldow, Pat English, Don Tibbetts

Directors Absent: Judith Troutman

Staff Present: Jeff Parker, Betty Parker, Siobhan Foster, Tim Moy, Chuck Holland, Brian Gruner, Christopher Swanson, Eileen Paulin

Others Present: Third: Rosemarie diLorenzo, Steve Parsons, Jon Pearlstone, Cush Bhada, Annie McCary, John Frankel, Reza Karimi

United: Juanita Skillman, Gary Morrison, Elsie Addington, Manuel Armendariz, Sue Margolis, Andre Torng, Cash Achrekar

VMS: Dick Rader, Lucy Shimon

CALL TO ORDER/STATE PURPOSE OF SPECIAL MEETING

President Beth Perak served as Chair of the meeting and stated that it was a special meeting held pursuant to notice duly given and that a quorum was present. The meeting was called to order at 9:39 A.M.

ESTABLISH QUORUM

Chair Perak established a quorum.

APPROVAL OF AGENDA

Without objection, the Board approved the agenda as written and by consensus agreed to allow members comments on the proposed fee increases at the beginning of the meeting.

MEMBERS COMMENTS

The chair held a brief recess to setup an overflow room for audience members, during which time she read written comments from Shaun Tumpene and John Soule.

The chair set a limit of two minutes per speaker and asked that similar opinions not be repeated. Approximately 40 community and board members spoke to the proposed fees, expressing concerns over potential reductions in utilization if fees are raised for golf, room rentals, garden

centers, and the equestrian center. Suggestions were made to seek alternative sources of revenue from non-residents.

2020 FEE REVIEW

Jeff Parker, CEO and Betty Parker, CFO made a presentation and led discussions on shared cost guidelines and fee proposals. Staff noted that much of the proposed fees increases reflected a change in pricing policies to a 50/50 split between user fees and shared costs on several amenities.

A motion was made by Director English and seconded by Director Palmer to maintain existing fees and review individual fee proposals at standing committees. After discussion, a motion was made by Director Milliman, seconded by Director Palmer, and passed unanimously to call the question. The original motion failed by a vote of 2-7 (English and Palmer in favor)

A motion was made by Director Soule and seconded by Director Phelps to keep the existing 18/82 split for Resident Room Reservations. A motion to amend was made by Director Moldow and seconded by Director Milliman to revise the Resident Room Reservation split to 20% user fee and 80% shared cost. The amendment passed by a vote of 7-2 (Directors English and Palmer opposed). The amended motion passed by a vote of 7-2 (Directors English and Palmer opposed).

A motion was made and seconded to approve 100% user fee, no shared cost, for Room Rental Exception Rates. Discussion ensued and by a vote of 8-0-1 (Director Soule abstained), the motion carried.

A motion was made by Director Phelps and seconded by Director Soule for no increase in golf fees. The motion carried by the vote of 7-2 (Directors English and Tibbetts were opposed).

The Board recessed from 1:05 pm To 4:28 p.m. to conduct other business.

The fee review continued and the Board directed staff to use the following assumptions for 2020 business plan assumptions:

A motion was made and carried by a vote of 8-1 to increase the Additional Occupant Charge from \$90 to \$100 per occupant per month.

A motion was made and carried by a vote of 8-1 to increase the Chargeable Service Late Charge from \$10 to \$35 per month of delinquency.

By consensus, the Board agreed to the following fee changes:

- No increase to the Shared Cost percentage of Boarding Fee.
- Increase Trail Rides fee to a 50/50 split between user fees and shared costs.
- Increase Private Lesson fee to a 50/50 split between user fees and shared costs.
- Add a 10% Administrative Fee to all options listed on a Stable Feed Menu.
- Discontinue Horse Transportation Services at the Equestrian Center

- Increase Horse Trailer Storage Fees from \$160 to \$320 annually, matching RV Lot
- Follow existing pricing policy for Garden Center garden and shade plots, using this same 32/68 percentage split between user fees and shared costs for tree plots.
- Increase Saddleback College Emeritus Institute Non Resident Student Parking Pass Fees for the Fall and Spring Sessions from \$20.00 to \$50.00 and the Summer Session from \$10.00 to \$30.00.
- Increase the Bridge Room Guest Fee from \$4.00 to \$5.00 per guest.

Member Comments:

Director Perak thanked the Board and the community for input.

ADJOURNMENT

There being no further business to come before the Board of Directors, the meeting adjourned at 5:50 PM.



Joan Milliman, Secretary
Golden Rain Foundation Board of Directors