

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 2, 2009

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 2, 2009, at 9:30 A.M., at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Erwin Stuller, Bob Miller, Don Tibbetts, Bea McArthur, Bob Hatch, Jim Matson, Burns Nugent, Ruth May, Jim McNulty, Ray Gros, Ken Hammer

Directors Absent: None

Others Present: Milt Johns, Patty Kurzet, Janet Price (10:21 A.M. - 10:30 A.M.)
Executive Session: Milt Johns, Patty Kurzet, Cris Trapp

Designated Representative
from Mutual Fifty: None

CALL TO ORDER

Erwin Stuller, President, 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.

A moment of silence and reflection was held to honor our US Troops who are serving our Country, and for those who are in harm's way.

PLEDGE OF ALLEGIANCE TO THE FLAG

Director Burns Nugent led the membership in the Pledge of Allegiance to the Flag.

ACKNOWLEDGEMENT OF PRESS

Ms. Janet Whitcomb, a freelance reporter from the Laguna Woods Globe was present, and the Channel 6 Camera Crew, by way of remote cameras, were also acknowledged as present.

APPROVAL OF AGENDA

Without objection, the agenda was approved as submitted.

APPROVAL OF MINUTES

The Board reviewed and approved the Report of the 2010 Business Planning Kick-Off Meeting of March 4, 2009, and the Minutes of the Regular Session of May 5, 2009.

CHAIR'S REPORT

President Stuller commented on PCM's right as an employer to protect its employees by closing off the second floor to United Director Mike Curtis to prevent a hostile work environment.

Ms. Wendy Bucknum, Governmental & Public Affairs Manager, provided a summary of the history of the Transfer Fee and provided an update on GRF's wish to re-evaluate its efforts to pursue legislation to allow charging a Transfer Fee.

Mr. Johns further commented on PCM's right to protect its employees and stated that in response to recent newspaper articles, it is not PCM's policy to defend itself though reporters and will be working instead through its communication team to once again correct the promulgation of mis-information .

OLD BUSINESS

The Board entertained the motion postponed from the prior month regarding a revision to the Recreation Division Policy "Section XXII Fitness."

The Secretary of the Corporation, Director Bea McArthur, provided a summary of the resolution.

Director McArthur moved to approve the resolution. Director Bob Miller seconded the motion.

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

RESOLUTION 90-09-37

WHEREAS, the Board of Directors of this Corporation adopted Resolution 90-07-82 on November 6, 2007, which approved Section III of the new Recreation Division Policy with respect to "Recreational Facilities;" and

WHEREAS, a recommendation has been made by the Community Activities Committee to make additional changes to further accommodate the needs of the residents;

NOW THEREFORE BE IT RESOLVED, June 2, 2009, that the Board of Directors of this Corporation hereby approves the revised Recreation Division Policy with respect to "Section XXII Fitness," effective June 2, 2009, by making the following changes:

- Adding the following language under "Gymnasium" Section D(1) to read as: "For more information on guest policies refer to Recreation Division Policy Section I Paragraph II-E".
- Adding a Section D(11) to read as: "During scheduled club time the club may institute club rules as long as those rules are not in conflict with GRF Policy."

RESOLVED FURTHER, that Resolution 90-07-82 adopted November 6, 2007 is hereby amended; 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 Board entertained the motion postponed from the prior month regarding a new Recreation Division Policy "XXXIII Card/Game Rooms."

Director McArthur moved to approve the resolution. Director Miller seconded the motion.

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

RESOLUTION 90-09-38

WHEREAS, the Board of Directors of this Corporation adopted Resolution 90-07-82 on November 6, 2007, which approved Section III of the new Recreation Division Policy with respect to "Recreational Facilities;" and

WHEREAS, a recommendation has been made by the Community Activities Committee to make additional changes to further accommodate the needs of the residents;

NOW THEREFORE BE IT RESOLVED, June 2, 2009, that the Board of Directors of this Corporation hereby approves the new Recreation Division Policy with respect to "Section XXXIII Card/Game Rooms," effective June 2, 2009, as follows:

XXXIII. Card/Game Rooms

- A. Card/Game Rooms are available on a drop in no-fee basis only. Hours of operation are in accordance with the posted clubhouse schedule and are subject to change.
- B. Card/Game Rooms are available on a first come first served basis and may not be reserved in whole or in part. Multiple card and/or board games may be played in the room at the same time.
- C. There are no kitchen facilities of any kind.
- D. There are no storage facilities of any kind.
- E. Card/Game Room users must bring what supplies they need for each use and remove it when they leave. Nothing may be stored overnight.

- F. Users may not move furniture and/or equipment into the room from other rooms in the Clubhouse.
- G. Users are responsible for leaving the room neat and clean.

RESOLVED FURTHER, that Resolution 90-07-82 adopted November 6, 2007 is hereby amended; 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 Board entertained the motion postponed from the prior month regarding the revised Recreational Vehicle Parking Areas #A and #B Rules and Regulations.

The Board recessed at 9:49 A.M. to calm the audience down.

The Board reconvened at 9:56 A.M.

Member Bud Nesvig (2392-3H) commented on the reading of the resolutions.

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

RESOLUTION 90-09-39

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 2, 2009, that the Board of Directors of this Corporation hereby approves the revised Recreational Vehicle Parking Areas #A and #B Rules and Regulations, as attached to the official minutes of this Corporation; and

RESOLVED FURTHER, that Resolution 90-07-03 adopted January 2, 2007 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.

NEW BUSINESS

The Secretary of the Corporation read a proposed resolution proclaiming the El Toro Water District Mandatory Water Rationing Program. Director McArthur moved to approve the resolution. Director Ruth May seconded the motion.

Mr. Bob Hill, the General Manager of the El Toro Water District, provided a presentation of the El Toro Water District's Water Conservation and Water Supply Shortage Program.

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

RESOLUTION 90-09-40

WHEREAS, The El Toro Water District (ETWD), serves the Golden Rain Foundation; and

WHEREAS, very serious drought conditions exist as a result of three straight years of below-average rainfall, very low snowmelt runoff, and the largest court-ordered water transfer restrictions in state history; and

WHEREAS, the Golden Rain Foundation supports ETWD's 2009 Water Conservation and Water Supply Shortage Program, effective April 1, 2009, that outlines newly adopted mandatory rules for all of its customers; and

WHEREAS, the purpose and intent of the Program is to minimize or avoid the effect and hardship of potential shortages of potable water to the greatest extent possible;

NOW THEREFORE BE IT RESOLVED, June 2, 2009, that the Board of Directors of this Corporation hereby commits to working with ETWD to encourage all Laguna Woods Village residents to strive to change consumption habits to endeavor to conserve water; and

RESOLVED FURTHER, that staff would assist with dissemination of information from El Toro Water District, including articles and links on the Community website and by direct mailing at no cost to the Golden Rain Foundation; and

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

Mr. Hill left the meeting at 10:19 A.M.

The Secretary of the Corporation read the proposed changes to the GRF Committee Appointments. Director McArthur moved to approve the resolution. Director Hatch seconded the motion.

Without objection, the Board agreed to replace Director Bea McArthur with Director Jim McNulty on the Recreation Master Planning Sub-Committee.

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

RESOLUTION 90-09-41

RESOLVED, June 2, 2009, that the following persons are hereby appointed and ratified to serve on the Committees of this Corporation:

Broadband Services Committee

Bea McArthur, Chair (GRF)
Burns Nugent, Vice Chair (GRF)
Jim McNulty (GRF)
Isabel Muennichow (Third)
Kathryn Freshley (Third)
John Dalis (United)
Marty Rubin (United)
Keith Wallace (Mutual 50)
Non-Voting Advisors: Eliot Brody, Bob Payne

Business Planning

Erwin Stuller, Chair (GRF)
Bob Miller, Vice Chair (GRF)
Don Tibbetts (GRF)
Carol Moore (Third)
Kathryn Freshley (Third)
Paul Vogel (United)
Lloyd Foster (United)
Keith Wallace (Mutual 50)

Bus Services Committee

Ken Hammer, Chair (GRF)
Don Tibbetts, Vice Chair (GRF)

Ray Gros (GRF)
Dominic Burrasca (Third)
Mary Robertson (Third)

John Dalis (United)
Arlene Miller (United)
Herb Harris (Mutual 50)

Non-Voting Advisors: Shirley Niederkorn, Linda Wilson, Denny Welch, and Mary Stone

Community Activities

Bob Hatch, Chair (GRF)
Ruth May, Vice Chair (GRF)

Bea McArthur (GRF)

Carol Moore (Third)
Mary Robertson (Third)
Gail McNulty (United)
John Dalis (United)

Richard Wurzel (Mutual 50)

Non-Voting Advisor: Jim Bragg, Mark Schneider

Finance

Bob Miller, Chair (GRF)
Burns Nugent, Vice Chair (GRF)
Jim McNulty (GRF)

Kathryn Freshley (Third)
Stanley Feldstein (Third)
Paul Vogel (United)
Marv Rosenhaft (United)
Keith Wallace (Mutual 50)

Non-Voting Advisor: Allen Cohen, Jim Hart

Gate Renovation Ad Hoc Committee

Bea McArthur (GRF)
Don Tibbetts (GRF)
Jim McNulty (GRF)
Bevan Strom (United)
Maxine McIntosh (United)
Carol Skydell (Third)
Larry Souza (Third)
Dick Gray (Mutual 50)

Golf Starter Building Ad Hoc Committee

Jim Matson, Chair (GRF)
Don Tibbetts (GRF)
Ken Hammer (GRF)
Bevan Strom (United)
Lloyd Foster (United)

Larry Souza (Third)
Kathryn Freshley (Third)
xxxx (Mutual 50)
Non-Voting Advisor: Dick Sharp, David Talcott, Gaye Thompson, Joe Hathaway

Government & Public Relations

Ruth May, Chair (GRF)
Jim Matson, Vice Chair (GRF)
Burns Nugent (GRF)
Isabel Muennichow (Third)
Carol Skydell (Third)
Marty Rubin (United)
Arlene Miller (United)
Dick Gray (Mutual 50)
Non-Voting Advisor: Denise Welch

Laguna Canyon Foundation

Ray Gros

Landscape Committee

Jim Matson, Chair (GRF)
Bea McArthur, Vice Chair (GRF)
Ruth May (GRF)
John Paulus (Third)
Carol Moore (Third)
Linda Wilson (United)
Maxine McIntosh (United)

Maintenance & Construction

Don Tibbetts, Chair (GRF)
Ken Hammer, Vice Chair (GRF)
Jim Matson (GRF)
Ray Gros (GRF Alternate)
Larry Souza (Third)
John Paulus (Third)
Bevan Strom (United)
Marv Rosenhaft (United)
Non-Voting Advisors: Bob Morton and Joseph Heller

Recreation Master Planning Sub-Committee

Bob Hatch Chair (GRF)
Ruth May, Vice Chair (GRF)
Jim McNulty (GRF)
Gail McNulty (United)
John Dalis (United)
Carol Moore (Third)

Mary Robertson (Third)

Richard Wurzel (Mutual 50)

Non-Voting Advisors: Marv Rosenhaft, Marty Rubin, Kathryn Freshley

Security and Community Access

Ray Gros, Chair (GRF)

Ken Hammer, Vice Chair (GRF)

Jim Matson (GRF)

Larry Souza (Third)

Dominic Burrasca (Third)

Linda Wilson (United)

Gail McNulty (United)

Richard Wurzel (Mutual 50)

Non Voting Advisor: Libby Marks, John Dudley

Select Audit

Erwin Stuller

Bob Miller

RESOLVED FURTHER, that Resolution 90-09-32 adopted May 5, 2009 is hereby superseded and cancelled.

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.

CONSENT CALENDAR

No items came under the Consent Calendar.

Ms. Janet Price entered the meeting at 10:21 A.M.

COMMITTEE REPORTS

Director Bob Miller gave the Treasurer's and Finance Committee reports.

The Secretary of the Corporation read a proposed resolution approving the pay off of the remaining principal balance outstanding on the Cable TV loan. Director McArthur moved to approve the resolution. Director Ken 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 90-09-42

WHEREAS, the Community's Cable TV loan, with a current outstanding loan amount of \$1.78 million, matures in November 2010; and

WHEREAS, there are no longer any restrictions or penalties for prepaying the loan, and the Community would avoid over \$85,000 in interest costs if paid off in June;

NOW THEREFORE BE IT RESOLVED, June 2, 2009, that the Board of Directors of this Corporation hereby approves the pay off of the remaining principal balance outstanding on the Cable TV loan in June, 2009, an amount of \$1.78 million from the Facilities Fund; and

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

Ms. Janet Price left the meeting at 10:30 A.M.

Director Ruth May reported from the Government and Public Relations Committee.

Director Miller made a motion to single source the Flu Shot Clinic in 2009 to Maxim Health Systems and authorize the use of Clubhouse One to provide its services. Director McArthur seconded the motion. By a vote of 10-0-0, the motion carried.

Director Miller made a motion to approve the following Legislative position:

- Support SB261 (Dutton) Water Conservation legislation

Director Ray Gros seconded the motion and the motion carried unanimously.

Director Ken Hammer reported from the Bus Services Committee.

Without objection, the Board approved the use of a bus for the Towers' New Resident Bus Tour on October 6, 2009.

Director Hatch reported from the Community Activities Committee.

Director Hatch made a motion to deny residents' request to eliminate four hours of emeritus morning fitness classes in Clubhouse One. Director Miller seconded the motion and discussion ensued.

Member Howard Baumann (2384-1A) commented on the effective date.

By a vote of 9-1-0 (Director McArthur opposed), the motion carried.

The Secretary of the Corporation read a proposed resolution authorizing an unbudgeted Operating Expenditure of \$4,000 to Purchase one Safety Table Saw for the Clubhouse Four Woodshop. Director McArthur moved to approve the resolution. Director Miller 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 90-09-43

WHEREAS, the Clubhouse Facilities Committee recommended that the Recreation Division 2010 Operating budget include the purchase of a safety stop table saw for the Clubhouse Four Woodshop; and

WHEREAS, the Community Activities Committee subsequently recommended that the saw be purchased in 2009;

NOW THEREFORE BE IT RESOLVED, June 2, 2009, that the Board of Directors of this Corporation hereby authorizes an amount of \$4,000 as an unbudgeted operating expenditure to purchase a safety stop table saw for the Clubhouse Four Woodshop; 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 Jim Matson reported from the Landscape Committee.

Director Bea McArthur reported from the Gate Renovation Ad Hoc Committee.

By way of consensus the Board agreed to move forward with the project and run it through the appropriate committee structure.

Director Jim Matson reported from the Golf Building Ad Hoc Committee.

Without objection the Board agreed to discuss the proposed work schedule involving staff time, as submitted by Director Matson, during closed session.

Director Don Tibbetts reported from the Maintenance and Construction Committee.

Director Bea McArthur reported from the Broadband Committee.

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

The Secretary of the Corporation read the following proposed resolution approving the Revised GRF Traffic Rules and Regulations:

RESOLUTION 90-09

WHEREAS, the Golden Rain Foundation Security and Community Access Committee has recommended the adoption of the attached Traffic Rules and Regulations by the Golden Rain Foundation as well as each Mutual Housing Corporation to standardize the traffic rules enforcement program and improve consistency within the community; and

WHEREAS, these Traffic Rules and Regulations are intended to adhere to and not contradict the California Vehicle Code and/or Davis-Stirling Act:

NOW THEREFORE BE IT RESOLVED, July 7, 2009, that the Board of Directors of this Corporation hereby adopts the Golden Rain Foundation of Laguna Woods Traffic Rules and Regulations, dated May 2009; and

RESOLVED FURTHER, that enforcement of said rules shall commence upon proper notice to the Membership of the community; 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.

RESOLVED FURTHER, that Resolution G-02-64 adopted July 8, 2002; Resolution G-93-92 adopted August 3, 1993; and Resolution 90-03-39, adopted April 1, 2003 are hereby superseded and cancelled.

Director McArthur moved to approve the resolution. Director Ruth May seconded the motion and discussion ensued.

Without objection, the resolution was postponed to the Old Business portion of the July Meeting to satisfy the required statutory thirty-day notice requirement.

MEMBER COMMENTS ON COMMITTEE REPORTS

- Denny Welch (5517-1C) commented on the Maintenance and Construction Committee report
- Kay Margason (510-C) commented on the San Sebastian Project and the swinging gate
- Linda Wilson (816-P) commented on the Disaster Preparedness Task Force classes
- Maxine McIntosh (68-C) commented on the Gate Renovation Ad Hoc Committee
- Dave Talcott (5447) commented on the Golf Building project and expressed his approval of the project

MEMBER COMMENTS

- Norma Zimmer (5578-A) provided recommendations on how the Corporation can save money by combining Gates 10 and 11 into one Gate
- Gaye Thomson (3290-C) commented on the Golf Building improvements
- Maxine McIntosh (68-C) commented on the new pedestrian gate near the San Sebastian project
- Libby Marks (82-Q) commented on the new pedestrian gate near the San Sebastian project and commented on the use of Styrofoam cups
- Frankie Henry (679-C) commented on the treatment of Mr. Curtis by the Board and barring him from the second floor without his ability to rebut the statements
- Bud Nesvig (2392-3H) commented on comments made regarding Mr. Curtis

- Dave Masters (4020-N) commented on the Golf Building work schedule and requested that Dave Talcott attend the closed session to discuss
- Kathryn Krajnik (2035-B) commented on the Board's behavior
- Don Pierce (2386-1D) commented on working together
- Bob Zuzak (674-A) commented on closing off the second floor to residents.

RESPONSES TO MEMBER COMMENTS

- Director Ray Gros and Ken Hammer addressed comments regarding Mr. Curtis

DIRECTOR'S COMMENTS:

- No comments were made.

MEETING RECESS

The meeting recessed at 11:30 A.M. and went into Executive Session at 12:15 P.M.

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

During its Regular Executive Session Meeting of May 5, 2009, the Board reviewed and approved the Minutes of the Regular Executive Session Meeting of April 7, 2009 and the Minutes of the Special Executive Session Meeting of April 15, 2009; discussed contractual and member disciplinary matters.

ADJOURNMENT

There being no further business to come before the Board of Directors, the meeting adjourned at 3:03 P.M.

Elizabeth C. McArthur, Secretary

RECREATIONAL VEHICLE (RV) PARKING AREAS
Rules and Regulations

Resolution 90-09-39

- A. The Security Division has the primary responsibility for administration, governance and coordination of maintenance issues for the Recreational Parking Lots A and B. For information or maintenance issues in regard to the Recreational Parking Lots A or B, call Security at 949-268-2284.

Except where otherwise defined and/or approved by GRF directive, Recreational Vehicles 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. The following described resident solely-owned, operated and DMV registered recreational vehicles 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 or cab over camper, but detaching the cab over camper from the truck for the purpose of stowing the camper shell is not permitted in the RV lots
- Boats on trailers (personal water craft i.e. Jet Skis, Sea Doos or similar vessel are also allowed as space permits)

- 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:
- Any and all flat bed trailers of any length
 - Any trailer used to transport motorcycles, go-carts or ATVs
 - U-Haul open or closed type trailers
 - Any eligible (as described in section B) DMV registered recreational vehicle converted into a storage unit
 - Any boat, or personal water craft (i.e. Jet Skis, Sea Doos or similar craft) trailer without a boat or water craft
 - Any trailer used to transport cargo that was not intended by the manufacturer for human habitation
 - No horse trailers. Contact the Recreation Division at (949) 597-4272 for information on storage
- D. All recreational vehicles must be in operating condition at all times and must be currently registered in the State of California (or any other state) with current tags placed on the vehicle license plate.
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.
 2. Out-of-State registered vehicles must be in the process of receiving California registration. Official paperwork from the California DMV must be submitted supporting this at time of application, unless proof is provided that supports exemption from California registration.
- E. Only recreational vehicles registered solely to a resident or residents of Laguna Woods Village will be given permits. A resident owner or resident owners of a currently registered Recreation Vehicle will provide the following information at the time of application to rent a RV space and annually thereafter: a Valid Driver's License, proof of appropriate theft and liability insurance, and vehicle registration papers. 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.
- 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 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 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 Notice of Violation 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, canvas covers, portable garage, 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 Security and Community Access Committee and the Security Division to strictly enforce all Rules and Regulations noted herein. The Security and Community Access Committee 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, Violators will be cited, and continued violations could result in GRF imposing a fine of up to \$500.00 and/or restricting privileges. Any exceptions to these operating procedures require approval of the Director of Security or designee and/or the Golden Rain Foundation. Notice of Violation (NOV) records shall be kept for three years. The Board of Directors of the Corporation shall establish penalties for violations of these regulations. Penalties may be greater for repeated violations within a three-year period.
- 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 and will be unplugged without notice to the resident.
- Q. 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 Notice of Violation and the generator will be shut off without notice to the resident.

- R. 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.
- S. The speed limit within the RV lot shall not exceed 10 miles per hour. Violators will be issued a Notice of Violation.
- T. 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 unsightly appearance or clutter will result in a Notice of Violation.
- U. 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.
- V. Blocks or planks shall be used under jacks or iron wheels, etc. to prevent excessive loads on the asphalt. Violations observed within a resident's space will result in a Notice of Violation.
- W. Wheel blocks, planks, bricks, wheel covers, etc. are not to be abandoned in an unoccupied resident's space. Abandoned materials will be discarded by Security.
- X. Wheels of the RVs shall be blocked to prevent accidental coasting or movement due to strong winds or other conditions. Violations observed within a resident's space will result in a Notice of Violation.
- Y. The rules regarding use of the wash area and/ or sanitary connections are posted and must be followed. Violations observed will result in a Notice of Violation.
- Z. 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.
- AA. 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.

- BB. Vehicles or trailers must be parked legally, and must not block the right-of-way of any other vehicle.
- CC. A resident's car may be parked in the RV lot space assigned to that resident's registered recreational vehicle when the registered recreational vehicle is not present.
- DD. 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.
- EE. Any prior rules or agreements in existence at the time these operating procedures are adopted are superseded and canceled.
- FF. 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.
- GG. If an issued Notice of Violation has not been addressed/corrected by the lessee within 30 days of notification, an additional NOV will be issued. If continued disregard by the lessee is observed, additional disciplinary measures will be entertained by the Board that will include an imposition of fines up to \$500 and/or restriction of 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 Block 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 Parking Areas Rules & Regulations manual for further detail on RV Lot traffic violations			