

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

February 1, 2011

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, February 1, 2011, at 9:30 A.M., at 24351 El Toro Road, Laguna Woods, California.

Directors Present: Jim Matson, Don Tibbetts, Ruth May, Bob Hatch, Ken Hammer, Patrick Murphy, Lynne Dvorak, Burns Nugent, Ray Gros

Directors Absent: Lloyd Foster

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

Designated Representative
from Mutual Fifty: None

CALL TO ORDER

President Jim Matson 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 Tibbetts led the membership in the Pledge of Allegiance to the Flag.

ACKNOWLEDGEMENT OF PRESS

Ms. Claire Webb from the Laguna Woods Globe was not present at the time the meeting started, and the Channel 6 Camera Crew, by way of remote cameras, was acknowledged as present.

APPROVAL OF AGENDA

Without objection, the agenda was approved as written.

APPROVAL OF MINUTES

The Board reviewed, revised, and approved without objection the minutes of the Regular Meeting of January 4, 2011.

CHAIR'S REPORT

President Matson commented on the Board's investigation into PCM's discretionary bonus payouts; announced that PCM and GRF have agreed to amend the Management Agreement to include a Discretionary Bonus Plan; and provided an update on the Golf Building project.

GENERAL MANAGER'S REPORT

Mr. Storage updated the membership on the ongoing projects in the Community, and reminded the membership that a Town Hall meeting on Land Use will be held tomorrow in the Community Center on February 2, 2011.

OLD BUSINESS

Director Bob Hatch provided a brief summary of the revised Recreation Division Policy with respect to Section XXIV Garden Center.

The Secretary of the Corporation, Director Lynne Dvorak, read a proposed resolution to approve the revised Recreation Division Policy with respect to "Section XXIV Garden Center," which was postponed from last month to satisfy the thirty-day notification requirements. Director Hammer moved to approve the resolution. Director May seconded the motion.

By a vote of 8-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 90-11-06

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, February 1, 2011, that the Board of Directors of this Corporation hereby approves the revised Recreation Division Policy with respect to "Section XXIV Garden Center," effective February 1, 2011, by adding the following changes:

- Number 11, "No sprinkler systems other than drip or soaker systems are permitted in a plot."
- Number 20, "...including the parking areas."
- Number 21, "GRF reserves the right to prohibit or limit any plantings that it deems not to be in the best interest of the community or the garden centers."

RESOLVED FURTHER, that Resolution 90-09-25 adopted April 7, 2009 is hereby superseded and cancelled and 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 Secretary of the Corporation read a proposed resolution approving the revised Recreational Vehicle Parking Areas Rules and Regulations," which was postponed from last month to satisfy the thirty-day notification requirements. Director Hammer moved to approve the resolution. Director Gros seconded the motion.

By a vote of 8-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 90-11-07

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, February 1, 2011, that the Board of Directors of this Corporation hereby approves the revised Recreational Vehicle Parking Areas Rules and Regulations, as attached to the official minutes of this Corporation; and

RESOLVED FURTHER, that Resolution 90-10-38 adopted June 1, 2010 is hereby superseded and cancelled; and

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

The Secretary of the Corporation read the proposed changes to the Committee Appointments. Director May moved to approve the resolution. Director Hammer seconded the motion and discussion ensued.

Member Maxine McIntosh (68-C) addressed the Board on the proposed changes.

By a vote of 8-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 90-11-08

RESOLVED, February 1, 2011, that the following persons are hereby appointed and ratified to serve on the Committees of this Corporation:

Broadband Services Committee

Ruth May, Chair (GRF)
Lloyd Foster, Vice Chair (GRF)
Ken Hammer (GRF)
Lucy Shimon (Third)
Rae Tso (Third)
Ron Beldner (United)
Roger Turner (United)
TBA (Mutual 50)
Non-Voting Advisors: David Talcott, Eliot Brody

Business Planning

Jim Matson, Chair (GRF)
Burns Nugent, Vice Chair (GRF)
Bob Hatch (GRF)
Carol Moore (Third)
Kathryn Freshley (Third)
Heather Gerson (United)
Gail McNulty (United)
TBA (Mutual 50)

Bus Services Committee

Ken Hammer, Chair (GRF)
Ray Gros, Vice Chair (GRF)
Lloyd Foster (GRF)
Lucy Shimon (Third)
Denny Welch (Third)
Arlene Miller (United)
Ron Beldner (United)
Herb Harris (Mutual 50)
Non-Voting Advisors: Shirley Niederkorn, Linda Wilson, Mary Kay Tibbetts

Community Activities

Bob Hatch, Chair (GRF)
Lynne Dvorak, Vice Chair (GRF)
Patrick Murphy (GRF) (replaces Larry Souza)
Denny Welch (Third)
Sy Wellikson (Third)
Libby Marks (United)
Ron Beldner (United)
TBA (Mutual 50)
Non-Voting Advisor: Mary Robertson

Finance

Burns Nugent, Chair (GRF)
Bob Hatch, Vice Chair (GRF)
Patrick Murphy (GRF)

Kathryn Freshley (Third)
Rae Tso (Third)
Heather Gerson (United)
John Dalis (United)
Herb Harris (Mutual 50)
Non-Voting Advisor: Jim Hart, Bevan Strom

Golf Building Ad Hoc Committee

Jim Matson, Chair (GRF)
Don Tibbetts, Vice Chair (GRF)
Ken Hammer (GRF)
Dick Palmer (Third)
Kathryn Freshley (Third)
Barbara Copley (United)
Cynthia Chyba (United)
TBA (Mutual 50)
*Non-Voting Advisor: ~~Dick Sharp~~, David Talcott, ~~Gaye Thompson~~, Joe Hathaway, **Kathi Fox***

Government & Public Relations

Ruth May, Chair (GRF)
Burns Nugent, Vice Chair (GRF)
Ray Gros (GRF)
Isabel Muennichow (Third)
Carol Skydell (Third)
Libby Marks (United)
Catherine Brians (United)
TBA (Mutual 50)

Joint Long Range Planning Committee

Bob Hatch, Chair (GRF)
Lloyd Foster (GRF)
Patrick Murphy (GRF)

Laguna Canyon Foundation

Ray Gros

Landscape Committee

Don Tibbetts, Chair (GRF)
Ruth May, Vice Chair (GRF)
xxxx (GRF)
Carol Moore (Third)
Lucy Shimon (Third)
Harold Allen (United)
Cynthia Chyba (United)

Land Use Ad Hoc Committee

Bob Hatch, Chair (GRF)
Lynne Dvorak, Vice Chair (GRF)
xxxx (GRF)
Kathryn Freshley (Third)
Carol Skydell (Third)
Roger Turner (United)
Barbara Copley (United)
TBA (Mutual 50)

Maintenance & Construction

Lloyd Foster, Chair (GRF)
Don Tibbetts, Vice Chair (GRF)
Ken Hammer (GRF)
Sy Wellikson (Third)
John Paulus (Third)
Harold Allen (United)
Barbara Copley (United)
Non-Voting Advisors: Ray Gros, Ron Beldner, Dick Sharp

Recreation Master Planning Sub-Committee

Bob Hatch, Chair (GRF)
Lynne Dvorak, Vice Chair (GRF)
Patrick Murphy (GRF) (replaces Larry Souza)
TBA (Third)
TBA (Third)
Libby Marks (United)
Roger Turner (United)
TBA (Mutual 50)

Security and Community Access

Ray Gros, Chair (GRF)
Ken Hammer, Vice Chair (GRF)
xxxx (GRF)
Carol Skydell (Third)
Isabel Muennichow (Third)
Libby Marks (United)
Catherine Brians (United)
TBA (Mutual 50)
*Non Voting Advisor: John Dudley, Pat Feeney, **Mary Stone***

Select Audit

Burns Nugent
Patrick Murphy (replaces Bob Hatch)

RESOLVED FURTHER, that Resolution 90-10-105 adopted December 7, 2010 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.

NEW BUSINESS

The Secretary of the Corporation read a proposed resolution appointing the Inspectors of Election. Director Hatch moved to approve the resolution. Director Hammer seconded the motion.

By a vote of 8-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 90-11-09

RESOLVED, February 1, 2011, that the Board of Directors of this Corporation hereby appoints the following persons as Inspectors of Election:

Ellen Dalrymple
Marion Levine
Charles Nahas
Maxine McIntosh-Alternate

RESOLVED FURTHER, that such appointees shall serve for other elections that may arise, and appointments shall remain in effect until successors are appointed by the Board; and

RESOLVED FURTHER, that Resolution 90-10-07 adopted February 2, 2010 is hereby superseded and cancelled.

CONSENT CALENDAR

Without objection, the Board approved the items that fell under the Consent Calendar and the Board approved the following:

RESOLUTION 90-11-10

RESOLVED, February 1, 2011, that the Board of Directors of this Corporation hereby approves the use of Clubhouse Five on Saturday, April 30, 2011, by the Saddle Club to hold a Casino Night; and

RESOLVED FURTHER, that the Saturday Night Dance shall be moved or cancelled for that night; and

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

RESOLUTION 90-11-11

RESOLVED, February 1, 2011, that the Board of Directors of this Corporation hereby approves the request from South County Outreach to place Toy Drive receptacles in Clubhouse Three 30 days prior to Christmas 2011 in support of its Annual Toy Drive; and

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

RESOLUTION 90-11-12

WHEREAS, by way of the Laguna Woods Village Social Services Department, Saddleback Memorial Medical Center has been providing health education classes to the Village residents on a monthly basis at Clubhouse One and Clubhouse Three with no room reservation fee; and

WHEREAS, the Social Services Department can no longer support scheduling the outside classes and waive the room fee; and the Saddleback Memorial Medical Center is requesting four one-hour classes monthly at Clubhouse Three and four one-hour classes monthly at Clubhouse One for an entire year;

NOW THEREFORE BE IT RESOLVED, February 1, 2011, that the Board of Directors of this Corporation hereby approves the request from the Saddleback Memorial Medical Center to continue offering such classes at the Clubhouse One and Clubhouse Three for 2011 and that GRF waives the room reservation fees; and

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

COMMITTEE REPORTS

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

Director May reported from the Government and Public Relations Committee.

Director Ken Hammer reported from the Bus Services Committee.

Director Bob Hatch reported from the Community Activities Committee.

The Secretary of the Corporation read a proposed resolution reducing the Clubhouse One Gymnasium hours. Director Hammer moved to approve the resolution. Director May seconded the motion.

By a vote of 8-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 90-11-13

WHEREAS, currently the Clubhouse One Gymnasium is open nightly, seven days a week, until 10:00 P.M., which has a record of low use by the residents during this time, and only Clubhouse One staff is responsible for the Gym when the Fitness Center closes at 9:00 P.M; and

NOW THEREFORE BE IT RESOLVED, February 1, 2011, that the Board of Directors of this Corporation hereby approves to reduce the Clubhouse One Gymnasium hours from 10:00 P.M. to 9:00 P.M. which will allow the Gym to be more carefully supervised to minimize unauthorized use; and

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

The Secretary of the Corporation read the following resolution approving the revised Recreation Division Policy with respect to "Section XXII Fitness – D Gymnasium,"

RESOLUTION 90-11

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, April 5, 2011, that the Board of Directors of this Corporation hereby approves the revised Recreation Division Policy with respect to "Section XXII Fitness – D Gymnasium," effective April 5, 2011, by making the following changes:

- Increasing the minimum age requirement from 10 years to 14 years to enter and use the gymnasium; and
- Adding a new policy that "a resident may not sponsor more than two guests at any one time"; and
- Expanding the prohibition of using any type of powder on the gymnasium floor or on the bottom of shoes worn in the facility to include "and/or liquid."

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.

Director Hammer moved to approve the resolution. Director Gros seconded the motion.

Member Tony Dauer (96-C) commented on the use of the fitness center and Clubhouse One parking; and Member Pat Feeney (2399-1E) addressed the Board on the proposed policy.

Director Gros made a motion to postpone the motion to March to conform to the thirty-day notification requirements. Director Hammer seconded the motion and the motion carried unanimously.

Director Don Tibbetts reported from the Landscape Committee.

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

Director Bob Hatch reported from the Land Use Ad Hoc Committee.

In Director Lloyd Foster's absence, Director Don Tibbetts reported from the Maintenance and Construction Committee.

Director Tibbetts made a motion to rescind Resolution 90-11-03 authorizing funds to install a surveillance camera at the south property line at Aliso Creek. Director Hammer seconded the motion and discussion ensued.

Members Charlene Sydow (646-A) and Connie Grundke (2214-B) addressed the Board on the motion.

By a vote of 7-1-0 (Director Gros opposed), the motion carried.

Director Tibbetts made a motion to rescind Resolution 90-10-90 authorizing funds to replace the existing swing gates at RV Lot B with an automated card access rolling gate. Director Hammer seconded the motion.

Member Pamela Grundke (2214-B) commented on the motion.

By a vote of 6-0-2 (Directors Hatch and Gros abstained), the motion carried.

The Secretary of the Corporation read a proposed resolution authorizing a supplemental appropriation for the purchase of a golf cart to be used by the Maintenance Division administration staff. Director Hammer moved to approve the resolution and Director May seconded the motion.

By a vote of 8-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 90-11-14

WHEREAS, the Golden Rain Foundation acquired a golf cart to assist in the transport of administrative staff in the Maintenance Division to work sites throughout the Community and for the inspection of golf cart paths and equestrian trails; and

WHEREAS, the golf cart was purchased in the amount of \$8,473 from the Maintenance Divisions' operating budget and should have been funded from the Equipment Fund;

NOW THEREFORE BE IT RESOLVED, February 1, 2011, that the Board of Directors of this Corporation hereby authorizes the supplemental appropriation in the amount of \$8,473 funded from the Equipment Fund for the purchase of the golf cart to be used by the Maintenance Division administration staff; and

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

The Secretary of the Corporation read a proposed resolution authorizing an expenditure to install an AB switch in the Clubhouse Seven Bridge Room. Director Hammer moved to approve the resolution. Director Hatch seconded the motion and discussion ensued.

Members Lucie Falk (3377-A) and Bud Nesvig (2392-3H) commented on the resolution.

By a vote of 8-0-0, the motion carried and the Board of Directors adopted the following resolution:

RESOLUTION 90-11-15

WHEREAS, currently the audio system in the Clubhouse Seven Bridge Room only allows for audio to be heard by the entire room, which is disruptive to those playing bridge when announcements do not affect the entire room; and

WHEREAS, the Bridge Club has requested that an AB switch be installed in the room to allow the audio to be divided so only that section of the room that needs to hear the announcement will hear it;

NOW THEREFORE BE IT RESOLVED, February 1, 2011, that the Board of Directors of this Corporation hereby authorizes an expenditure in the amount of \$3,800 to be paid from the existing operating budget for miscellaneous projects

less than \$5,000 each to install an AB switch in the Clubhouse Seven Bridge Room; 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 Ruth May reported from the Broadband Services Committee.

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

Director Gros reported on the Laguna Canyon Foundation.

MEMBER COMMENTS

- Lucie Falk (3377-A) commented on security issues and allowing non-residents into the Community.
- Maxine McIntosh (68-C) commented on the proposed design of the Koi Pond at Clubhouse One and a proposed park at Clubhouse Seven.
- Connie Grundke (2214-B) commented on disclosing to the residents the calculation of discretionary bonuses and the need for an audit.
- Bud Nesvig (2392-3H) commented on letter published in the Globe regarding the decisions made by the GRF Directors.
- Pamela Grundke (2214-B) commented on the Land Use presentation made at the recent Resident's Voice meeting and encouraged the membership to attend the Town Hall meeting in the Community Center to voice their opinion.
- Charlene Sydow (646-A) commented on a recent Directors' Corner article published in the Globe regarding the Specific Plan and land planning.
- Tony Dauer (96-C) complemented landscape staff; asked the Board to consider joining Third Mutual's lawsuit; commented on additional parking in the Community and putting up signs along the Serpentine Walk.
- Roy McLain (2087-E) commented on GRF's Articles of Incorporation, corporate members and voting rights.
- Dottie Fredericks (776-Q) commented on securing safety measures when repairing and replacing roofs.
- Barbara Marsh (3433-B) encouraged residents to attend the next Friends of the Village Meeting.

DIRECTORS' RESPONSES TO MEMBER COMMENTS

- Director Hatch commented on his Directors' Corner article regarding land planning.
- Director Tibbetts addressed the comments made regarding land use.
- Director Gros wished Council Member Bob Ring a healthy recovery.

DIRECTORS' COMMENTS

- Director Hammer commented on eliminating red paint in the Community to allow additional parking.

- Director Hatch commented on land planning and the Corporate Members' duty to implement the plan.
- Director Gros commented on parking in the Community.

MEETING RECESS

The regular open meeting recessed at 11:14 A.M. and reconvened into Executive Session at 11:24 A.M.

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

During its Regular Executive Session meeting of January 4, 2011, the Board reviewed and approved the minutes of the Regular Executive Session meeting of December 7, 2010, the Special Executive Session meeting of December 15, 2010, and the Special Executive Session meeting of December 22, 2010. The Board approved the GRF Security and Community Access Committee recommendations for RV Lot violations; heard one disciplinary hearing; discussed contractual and litigation matters; and reviewed the litigation status report.

During its Special Executive Session meeting of January 11, 2011, the Board discussed contractual matters.

During its Special Executive Session meeting of January 19, 2011, the Board discussed contractual matters.

During its Special Executive Session meeting of January 25, 2011, the Board discussed contractual matters.

ADJOURNMENT

There being no further business to come before the Board of Directors, the meeting adjourned at 2:41 P.M.

Lynne Dvorak, Secretary

RECREATIONAL VEHICLE (RV) PARKING AREAS

RULES AND REGULATIONS

Resolution 90-11-07 Revised: February 1, 2011

- A. The Security Division has the primary responsibility for administration, governance and coordination of maintenance issues for the Recreational Vehicle Parking Lots A and B as authorized by the Golden Rain Foundation (GRF) Board of Directors. 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 (RVs) will be defined in accordance with California Health and Safety Code 18010, as follows:

"Recreational Vehicle" means both of the following:

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

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

exceed dimensions of 7 feet wide or 10 feet long (including the tongue) and must fit in the same lot space as the motor home

- Boats on trailers (personal water craft i.e. Jet Skis, Sea Doos or similar vessel are also allowed as space permits)
- Empty boat trailers may be allowed to park in the resident's leased space as long as the trailer and boat are inspected together at the first inspection and subsequent annual inspections

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

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

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

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

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

F. Any changes in the vehicle ownership, address, insurance or phone number of the owner, or the license plate number of the vehicle, must be reported to the Security Division within seven (7) days of the change. Written notification shall be mailed, or delivered, to Laguna Woods Village Security, 24351 El Toro Road, Laguna Woods, CA 92637. Security will acknowledge receipt of documents. Non-compliance may result in a Miscellaneous Minor or Major NOV.

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

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

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

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

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

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

If the space is not vacated within 30 days of the postmarked date of the notice, a NOV will be issued, and could result in disciplinary procedure and/or fines. The resident may be at risk of having the RV towed and would be responsible for the towing and impound fees. If

the resident is on vacation or otherwise indisposed, or cannot be reached by the contact person they have given, it will not be Staff's responsibility to go above and beyond the procedures required in the Recreational Vehicle (RV) Parking Areas – Rules and Regulations regarding notification. The resident would be advised when requesting a second space that they should always have a back-up plan for RV storage.

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

O.1 SCAC Hearing.

- O.1.a. Members to whom an NOV is issued shall be entitled to a hearing before the SCAC in Executive Session. Notice of the hearing shall be sent to the Member not less than 15 days prior to the SCAC 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 SCAC hearing to contest the NOV shall notify the Security Division that the Member intends to appear at the SCAC hearing.

- O.1.b The Member shall be given an opportunity to be heard and present evidence either in person, by counsel, or by both, or in writing, at the hearing before the SCAC.
- O.1.c Following the hearing, the SCAC shall decide in good faith and in a fair and reasonable manner whether the SCAC 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 SCAC's decision shall be communicated to the Member along with notice to the Member that, in the event the SCAC recommends that the GRF Board impose discipline on the Member, the SCAC's recommendation will be considered by GRF's Board of Directors at a subsequent Executive Session of the GRF Board.

O.2 GRF Board Disciplinary Hearing

- O.2.a Members to whom an NOV has been issued and for whom the SCAC has recommended that the GRF Board impose discipline shall be entitled to a hearing before the GRF Board of Directors. Notice of the hearing shall be sent to the Member not less than 15 days prior to the hearing before the Board. Notice shall be sent by first-class mail to the most recent address of the Member shown on the Member's mutual's records. Such notice shall set forth the proposed action to be taken against the Member, the reasons therefore, the right to be heard, orally or in writing, at the hearing, and the date, time and place of the hearing.
- O.2.b The hearing shall be conducted in Executive Session. The Member shall be given an opportunity to be heard and present evidence either in person, by counsel, or by both, or in writing, at the hearing before the GRF Board.
- O.2.c Following the hearing, the GRF Board of Directors shall decide in good faith and in a fair and reasonable manner whether the Member should be disciplined and, if so, the terms and period of the discipline.
- O.2.d The decision of a majority of the GRF Board of Directors shall be final and binding upon the Member, and shall be communicated, together with notice of the right to appeal the decision, as set forth in subsection 4.6.4 of GRF's Bylaws, in writing to the Member within 15 days of the hearing.

- O.3 If the member does not resolve the conditions of the NOV, or if additional NOVs are issued, the matter will be presented to the GRF Board for a decision that could impose a fine of up to \$500.00 and/or restrict member privileges.
- P. It is prohibited to allow RVs to be plugged into the electrical outlets on the light poles for more than three days in a 30-day period. When Security observes an infraction of this rule, the RV will be issued a Notice of Violation (Miscellaneous Major) and will be unplugged without notice to the resident.
- Q. It is prohibited to allow RV slideouts to be extended (opened) for more than three days in a 30-day period. Extended slideouts may not encroach into adjacent parking spaces. Violations observed will result in a NOV (Miscellaneous Major).
- R. It is prohibited to operate a generator in an unattended RV. When Security observes an infraction of this rule, the RV will be issued a NOV (Miscellaneous Major) and the generator will be shut off, if accessible to Security, without notice to the resident. If the generator is not accessible, Security will attempt to notify the owner to shut it off.
- S. If a vehicle is occupied (lived in) while it is parked in the RV lot or within Laguna Woods Village, the responsible resident will be subject to disciplinary action by the GRF Board of Directors.
- T. The speed limit within the RV lot is 10 miles per hour. Violators will be issued a NOV.
- U. Residents are required to keep the area around their RVs clean and free of clutter/litter at all times. All trash is to be placed in trash containers. No debris shall be tossed onto the slopes. No hazardous materials are to be disposed of in the RV lot (i.e. batteries, tires, anti-freeze and other vehicle fluids). Residents should be conscious of standing water and make every effort to avoid this (i.e. drain plug pulled, covers taut, etc.). Tarps and covers must be maintained; frayed, torn or worn tarps or covers that create an appearance of neglect or clutter will result in a NOV.
- 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 NOV.
- X. It is prohibited to level, support or raise recreational vehicles or trailer frames with anything other than permanently installed jacks. Violations observed will result in a NOV (Miscellaneous Major).

- Y. Wheel blocks, 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. Wheels of the RVs shall be blocked with only Manufactured Wheel Chocks to prevent accidental coasting or movement due to strong winds or other conditions. Violations will result in a NOV for failure to provide the proper Jack Support.
- AA. The rules regarding use of the wash area and/ or sanitary connections are posted and must be followed. Violations will result in a NOV (Miscellaneous Major).
- BB. Damage to other vehicles shall be reported to the owner of the vehicle and to the Security Division in accordance with the California DMV Code Section 20002.
- CC. No repairs, restoration or any mechanical maintenance shall be permitted on the premises. The vehicle must be removed from the RV lot for any repairs or maintenance. No work or maintenance shall be done to a RV while in the lot that would tend to litter the area around the space, such as removing wheels and tires, overhauling, reconstruction, changing engine oil, etc. The Security Division Watch Commander (597-4257) may allow a variance to the above based upon exigent circumstances.
- DD. A resident's personal vehicle may be parked in the RV lot space assigned to that resident's registered RV when the registered RV is not present.
- EE. RVs may be parked at the resident's manor for up to six hours while the vehicle is being loaded or un-loaded. If more time is required due to extenuating circumstances, the Security Division Watch Commander (597-4257) may approve additional time to load or un-load.
- FF. Any prior Recreational Vehicle (RV) Parking Areas Rules and Regulations or agreements in existence at the time these Recreational Vehicle (RV) Parking Areas Rules and Regulations and monetary penalties are adopted are superseded and canceled.
- GG. Non-payment of fees in addition to any late fees incurred may result in the disciplinary procedure being implemented by GRF and imposition of fines up to \$500 and/or restriction of privileges.
- HH. If an issued NOV has not been addressed/corrected by the lessee within 30 days of notification, a second NOV for the same violation will be issued. If the lessee continues to ignore the violation, additional disciplinary measures may be recommended by the GRF Security and Community Access Committee to the GRF Board of Directors that may include an imposition of fines up to \$500 and/or restriction of GRF privileges.

Schedule of Monetary Fines: Recreational Vehicle Parking Areas*			
Violation	1st Offense	2nd Offense	3rd Offense (or more)
Hazardous Material Violation	\$50	\$100	\$150
Wheel 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 (RV) Parking Areas Rules and Regulations for further detail on RV Lot violations			