



**OPEN MEETING**

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

**NOTICE AND AGENDA**

Thursday, October 24, 2019, at 11:00 a.m.  
Laguna Woods Village Community Center, 24531 El Toro Road  
**Willow Room**

**The purpose of this meeting is to introduce the candidates for the  
GRF/VMS Board Director Position (Term 2022)**

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1. Call Meeting to Order—Beth Perak, President
2. Establish Quorum—Beth Perak, President
3. Approval of the Agenda
4. Member Comments
5. Entertain a Motion to Appoint One GRF-VMS Board Member (term ending 2022)  
Interview, Secret Ballot and Election of New GRF/VMS Board Member to be seated  
at the VMS Annual Meeting on December 18, 2019
6. Director Comments
7. Adjournment

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**Golden Rain Foundation  
VMS Applicants  
(term ending in 2022)**

**October 24, 2018**

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# DIANE PHELPS

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**CANDIDACY APPLICATION**

**Village Management Services, Inc.  
GRF Appointee**

First Diane	Middle Marie	Last Phelps
Address: 5587 Via Dicha, Unit A		
Telephone: 949-586-0171 <small>cell 626 wds 0172</small>	E-mail: DIANE.PHELPS@comline.com	
Birthdate: 8/14/1955	Place of Birth: WASHINGTON, DC	

**Education:**

Bachelors of Science from TSU, MD (Social Science)  
 Masters of Education from BGSU, OH (College Student Personnel)  
 Add'l 30 Units of Accounting, Various schools, CA

**Business Background:**

Originally educated in univ student affairs -  
 changed careers - went back to school - joined IRS, where I worked  
 w/ check books, records, legal docs - also negotiated w/ foreign govts  
 on behalf of US Gov't + US corps - worked w/ some of the  
 largest companies in the world - got eqmt on all but 2 cases (1  
 upheld by US Supreme court)

**Companies / Positions Held - Dates:**

Internal Revenue Service 1980-2011  
 1980-1983 Tax Auditor - Auditing individuals + sole proprietors  
 1983-1989 Revenue Agent - Auditing corporations, partnerships, special projects  
 1990-2000 International Specialist - Auditing international transactions  
 2000-2011 Competent Authority Analyst - Negotiating w/ foreign govts

**Previous Civic and Social Activities:**

Board Member, Windsor View Villas HOA, Glendale, CA  
 President, Daisy Villa Neighborhood Assoc, Pasadena, CA  
 Meds on wheels, Habitat for Humanity, LA Works

**Laguna Woods Village Activities and Positions Held:**

GRF Treasurer (2016-2019)  
 Subd Audit Task Force Member (since inception 2015); Volleyball Club President,  
 Vice Pres 110 Club; member of Rainbow, Tennis, Pickleball, Camera, Film Clubs +  
 mediocre golfer

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**Diane Phelps**  
5587 Via Dicha

**Origin:** USA

**Years Living in Community:** 11 years

**Education:** Bachelors TSU, MD; Masters BGSU, OH

**Business Background:** IRS (Auditing and Negotiating with Foreign Governments)

**Civic and Social Laguna Woods Village Activities:** GRF Treasurer (2006-2019); Special Audit Task Force (since inception); Volleyball Club President; Vice President 110 Club; member of 110, Rainbow, Tennis, Pickleball, Camera, Film Clubs, mediocre golfer

**Candidate Statement:**

While serving on the GRF Board as Treasurer for the last 3 years, I gained immense institutional knowledge of Village governance, policies, and procedures thanks to staff and board members who took the time and effort to help me become and stay informed. My knowledge of the Village will help me be an effective VMS Board member. And my knowledge and experience with the issues that impact GRF make me a good choice to represent GRF because I understand the issues from a GRF Board perspective.

My goal will be to give VMS the support and tools required to meet the needs of the HOAs, GRF, and, ultimately, residents. I will be an advocate for VMS. Like all who participate in Village governance, I have seen too many occasions where resolutions, decisions, and antics by HOA and GRF Board members make the job of staff more difficult and complicated than it needs to be. We should all be working cooperatively toward the same goals. I'd like all boards to be committed to making VMS a healthy and rewarding a place to work while we collectively make the Village as wonderful a place to live as possible.

I had a tremendous amount of experience at IRS reading contractual, financial, economic, and legal documentation. I found my experience to be helpful as a GRF Board member and think it will be helpful if I am selected to serve on the VMS Board. While negotiating with foreign governments for IRS I learned to actively listen to the concerns/goals of people with diametrically opposed positions in order to orchestrate a solution all parties could agree to. I would bring these consensus building skills to the VMS Board.

I look forward to the opportunity to serve on the VMS Board. Thank you for your consideration.